PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 320290 **DEEDWARR**
11/26/2019 02:12:03 PM 3 pgs
Fees: $18.00 Taxes: $832.50

20191126-0122379

W & I Ref: (DM) Title No.: 60793
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cindy Lockhart 8487 Russell Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 13302036800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George Clark III, Matthew Clark, Cathy Clark Elkins, Dorothy Clark Morgan, Brenda Clark, Matthew Clark, Co-Executor, and Dorothy Clark Morgan, Co-Executor** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Cindy Lockhart** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of McCall Park of record in Book 3500, page 86, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to George James Clark, Jr. and wife, Harriett Sullivan Clark, by Warranty Deed from K. R. Stanfill and wife, Jean Stanfill, dated December 21, 1964 and recorded on January 4, 1965, of record in Book 3847, page 672, Register's Office for Davidson County, Tennessee. The said George James Clark, Jr. and Harriett Sullivan Clark have since died, with George James Clark, Jr. predeceasing Harriett Sullivan Clark. The Last Will and Testament of Harriett Clark of record in Docket No. 18P1195 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to George Clark III, Mathew Clark, Cathy Clark, now known as Cathy Clark Elkins, Dorothy Clark, now known as Dorothy Clark Morgan, and Brenda Clark, and appointed the said Dorothy Clark Morgan and Matthew Clark as Co-Executors of said Last will and Testament.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3500, page 86, , said Register's Office, which Plan shows 100 foot minimum building set back line from McCall Street and 20 foot easement for public utility and pedestrian purposes along the rear line of said lot.

This is improved property, known as 181 McCall Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of November, 2019.

Matthew Clark, Co-Executor

Dorothy Clark Morgan, Co-Executor

George Clark III

Matthew Clark

Cathy Clark Elkins

Dorothy Clark Morgan

Brenda Clark

State of Tennessee
County of Davidson

On this 26th day of November, 2019 before me the undersigned authority, personally appeared **Matthew Clark, acting both individually and as Co-Executor,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee
County of Davidson

On this 26th day of November, 2019 before me the undersigned authority, personally appeared **Dorothy Clark Morgan, acting both individually and as Co-Executor,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee
County of Davidson

On this 26th day of November, 2019 before me the undersigned authority, personally appeared **George Clark III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee
County of Davidson

On this 26th day of November, 2019 before me the undersigned authority, personally appeared **Cathy Clark Morgan,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee
County of Davidson

On this 26th day of November, 2019 before me the undersigned authority, personally appeared **Brenda Clark,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Sworn and subscribed before me this 26th day of November, 2019.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022