Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 323028 DEEDWARR
12/02/2019 12:22:21 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20191202-0123580

W & I Ref: (DM) Title No.: 60764
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Charles Douglas Weeden<br>Ann Parker Weeden<br>112 Chatsworth Drive<br>Nashville, TN 37215 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 131010F00700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$825,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathleen D. Judy, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Douglas Weeden and Ann Parker Weeden, husband and wife,** 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. 7 on the Plan of Chatsworth (formerly Buxton Square) of record in Book 5200, page 575, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed Jess N. Judy and wife, Kathleen D. Judy by Warranty Deed from The Zeitlin Group, a Tennessee joint Venture composes of Martin Construction Company and Jeffrey Construction Company, dated September 12, 1985 of record in Book 6657, page 636, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 29, 1998, recorded on October 1, 1998, of record on Book 1143, page 152, said Register's Office, subject property was conveyed to Kathleen D. Judy. The said Kathleen D. Judy conveyed her interest in subject property to Jess Judy and wife, Kathleen D. Judy, by Quitclaim dated October 8, 2002, recorded on October 15, 2002 of record in Instrument No. 20021016-0127187, said Register's Office. Subject property was further conveyed to Kathleen D. Judy by Quitclaim Deed, dated May 2, 2007, recorded on May 9, 2007, of record in Instrument No. 20070507-0055797, said Register's Office. By Quitclaim Deed dated January 23, 2009, recorded on February 3, 2009, of record in Instrument No. 20090203-0009320, said Register's Office, subject property was conveyed to Kathleen D. Judy and husband Jess N. Judy. Subject property was conveyed to Kathleen D. Judy, married, by Quitclaim Deed, dated January 23, 2009, and recorded on April 1, 2009 of record in Instrument No. 20090401-0029121, said Register's Office.

Jess Judy, spouse of Kathleen D. Judy, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 5200, page 575, said Register's Office, which Plan shows a 15, foot minimum building setback line from Chatsworth Drive, together with a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 5 foot utility easement along the front line of said lot. And subject to notes 8 and 9 on said Plan. The Declaration of Covenants, Conditions and Restrictions of record in Book 6049, page 665, Book 6114, page 43, Instrument No. 20050126-0009824, Instrument No. 20050222-0019401, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 112 Chatsworth Drive, Nashville, TN 37215**

**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 15th day of November, 2019.

**Kathleen D. Judy**

**Jess Judy**

**State of** Tennessee

**County of** Davidson

On this 15th day of November, 2019, before me the undersigned authority, personally appeared Kathleen D. Judy and Jess Judy, 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: $825,000.00.

Affiant

Sworn and subscribed before me this 15th day of November, 2019.

Notary

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020