PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 331328 DEEDWARR
12/18/2019 09:02:41 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20191218-0130417

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

W & I Ref: (DM) Title No.: 60800
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Ann Chipkevich 141 Hearthstone Manor Circle Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 160150A01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johnny P. Cherry and Janice M. Cherry, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Ann Chipkevich*** 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:**

*unmarried

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Hearthstone Manor, Phase I, Revised, of record in Book 6250, Page 398, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnny P. Cherry and wife Janice M. Cherry by Warranty deed from Linda Jacobs Beazley, Executive of the Estate of Imogene Mimms Jacobs dated March 21, 2013 and recorded on March 22, 2013, of record in Instrument No. 20130322-0028511, Register's Office for Davidson County, Tennessee.

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 6250, page 398, said Register's Office, which Plan shows easement(s) to which plan reference is hereby made for a more complete description.

This is improved property, known as 141 Hearthstone Manor Circle, Brentwood, TN 37027

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 16th day of December, 2019.

Johnny P. Cherry

Janice M. Cherry

State of Tennessee

County of Davidson

On this 16th day of December, 2019, before me the undersigned authority, personally appeared Johnny P. Cherry and Janice M. Cherry, 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: $375,000.00.

Affiant

Sworn and subscribed before me this 16th day of December, 2019.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022