Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 342829 DEEDWARR
01/14/2020 09:28:49 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20200114-0004817

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

W & I Ref: (DM) Title No.: 60827

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Florentino Andre Rivera Anne D. Rivera 6025 Sherwood Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 15804000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kent Weeks and Karen Weeks, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Florentino Andre Rivera and Anne D. Rivera, 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. 471 on the Plan of Hillsboro Park, Section VI, of record in Plat Book 2663, page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 471 fronts 201.0 feet on the Northerly margin of Sherwood Drive and extends back 424.3 feet on the Westerly line and 473.0 feet on the Easterly line to a broken line in the rear, measuring 173 feet thereon.

Being the same property conveyed to Kent Weeks and wife, Karen Weeks by Warranty Deed from James C. Campbell and wife, Jan Campbell dated February 5, 1975 and recorded on February 5, 1975 of record in book 4887, page 256, Register's Office for Davidson County, Tennessee.

Kent Weeks and Kent M. Weeks is one and the same person and Karen Weeks and Karen H. Weeks is one and same person.

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 2663, page 95, said Register's Office, which Plan shows a 10, foot easement for public utility purposes along the rear line(s) of said lot; and, easement for the flow of Otter Creek along the rear line of said lot.

This instrument is executed on behalf of Kent Weeks by Karen H. Weeks pursuant to a Power of Attorney executed by him on the 11th day of November, 2019, of record in Instrument No. 20191210-0127408, Register's Office for Davidson, County, Tennessee.

This is improved property, known as 6025 Sherwood 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 10th day of January, 2020.

Kent Weeks by Karen H Weeks
Kent Weeks by Karen H. Weeks, Attorney-In-Fact
attorney in fact

Karen Weeks
Karen Weeks

State of Tennessee

County of Davidson

On this 10th day of January, 2020, before me the undersigned authority, personally appeared **Karen Weeks**, 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen H. Weeks,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Kent M. Weeks** and that she is authorized by **Kent M. Weeks** to execute this instrument on their behalf.

WITNESS my hand, at office, this 10th day of January, 2020.

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

Notary Public

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: $700,000.00.

M. Weeks mendl
Affiant

Sworn and subscribed before me this 10th day of January, 2020.

My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary