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# 369833 DEEDWARR
03/10/2020 09:03:31 AM 2 pgs
Fees: $13.00 Taxes: $1,539.57
20200310-0026569

W & I Ref: (DM) Title No.: 60885
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gene Andrew Sparks 4605 B Illinois Avenue Nashville, TN 37209	Broker Solutions, Inc. d/b/a New American Funding 14511 Myford Road, Suite 100 Tustin, CA 92780

TAX MAP PARCEL NUMBERS: 09112031600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$416,100.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexandra M. Ogburn**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gene Andrew Sparks**, unmarried, 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. 510 of Block 85 on the Plan of No. 1 Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexandra Ogburn, single woman, by Warranty Deed from Andrew J. Shrewsberry, a single woman, dated January 12, 2016 and recorded on January 14, 2016, of record in Instrument No. 20160114-0004078, 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; All Matters shown in the Plan of record in Book 57, pages 74 and 75, said Register's Office.

This is improved property, known as 4605 B Illinois Avenue, Nashville, TN 37209

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 5th day of March, 2020.

Alexandra M. Ogburn

Alexandra M. Ogburn

State of Tennessee

County of Davidson

On this 5th day of March, 2020, before me the undersigned authority, personally appeared Alexandra M. Ogburn, 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:



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: $416,100.00.

Affiant

Sworn and subscribed before me this 5th day of March, 2020.

Notary

My Commission Expires: 9/18/23

