PREPARED BY (AND RETURN TO):

# *Wilkins & Ivey, Attys.*

*Attorneys at Law*
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Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 398470 DEEDWARR
05/12/2020 08:24:30 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40
20200512-0048964

Christy Wilkins Ivey

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

W & I Ref: (DM) Title No.: 60949
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Karla K. Jackson<br>922 N 14th Street<br>Nashville, TN 37206 | New Owner |

**TAX MAP PARCEL NUMBERS:** 08301042700

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$382,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keri J. Cooper, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karla K. Jackson, a single person,** 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. 12 on the Map of Subdivision of part of the Weakley Home Place, of record in Book 421, page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keri J. Cooper, an unmarried woman, by Warranty Deed from Roger Volek Shelton and wife, Allison Volek Shelton, dated June 2, 2017 and recorded on June 5, 2017, of record in Instrument No. 20170605-0055736, 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 on the Plan of record in Book 421, page 36, said Register's Office.

**This is improved property, known as 922 N 14th Street, Nashville, TN 37206**

**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 30th day of April, 2020.

Keri J. Cooper

**State of** Tennessee

**County of** Davidson

On this 30th day of April, 2020, before me the undersigned authority, personally appeared Keri J. Cooper, 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

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $382,000.00.

Affiant

Sworn and subscribed before me this 30th day of April, 2020.

My Commission Expires: 9-18-2023

Notary

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY