PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

Karen Johnson Davidson County
Batch# 406809 DEEDWARR
05/27/2020 03:19:29 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20200527-0054670

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60992
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cindy D. Lockhart 8487 Russell Road Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 13307023100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Lee Stover and Sonja Roberta Stover, husband and wife,** hereinafter called the **Grantors** have bargained and sold, and by these presents do hereby transfer and convey unto **Cindy D. Lockhart,** 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. 47 on the Plan of Parma Heights of record in Book 2133, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Lee Stover and Sonja Roberta Stover by Warranty Deed from Douglas L. Schenkel, dated August 5, 2009 and recorded on August 10, 2009, of record in Instrument No. 20090810-0074987, 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 of record in Book 2133, page 23, said Register's Office, which Plan shows a 40, foot minimum building setback line from Woodson Lane, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 182 Woodson Lane, Nashville, TN 37211

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 26th day of May, 2020.

Jeremy Lee Stover

Sonja Roberta Stover

State of Tennessee

County of Davidson

On this 26th day of May, 2020, before me the undersigned authority, personally appeared Jeremy Lee Stover and Sonja Roberta Stover, 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: $175,000.00.

Affiant

Sworn and subscribed before me this 26th day of May, 2020.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022