Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1160

Karen Johnson Davidson County
Batch# 408650 **DEEDWARR**
06/01/2020 03:02:09 PM 2 pgs
Fees: $13.00 Taxes: $2,064.60

20200601-0056200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mathew Wiggins and Kendra Wiggins, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hannah Kay Freeman and John Tyler Freeman,*** 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:**

*husband and wife

Land in Davidson County, Tennessee being Lot No. 1121 of Block 164 on the Plan of West Nashville No. One, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mathew Wiggins and Kendra Wiggins, husband and wife by deed from Michael Allison, unmarried, dated April 19, 2018, of record in Inst. No. 20180424-0038520, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5212 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Hannah Kay Freeman **5212 Illinois Avenue** **Nashville, TN 37209**	New owner	**091-11-0-045.00**

WITNESS THE EXECUTION HEREOF this 15th day of May, 2020.

Mathew Wiggins

Kendra Wiggins

State of Tennessee)
County of Davidson)

On this 15th day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mathew Wiggins and Kendra Wiggins, the bargainor(s), 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 Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 558,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of May, 2020.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES