THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 436531 DEEDWARR
07/13/2020 11:21:30 AM 2 pgs
Fees: $13.00 Taxes: $1,028.23
20200713-0076220

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Geneva G. Wilkerson 513 Homey Drive Nashville, TN 37013	New Owner	150-12-0C-036.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Aaron Kaufman and Vicki Kaufman**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Geneva G. Wilkerson, an unmarried woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of **Lot No. 36** on the Plan of Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, as amended in Instrument no. 20010207-0012283, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Kaufman and Vicki Kaufman, by Warranty Deed from Alisha Flaherty f/k/a Alisha Raye Bailey and Eric Flaherty, wife and husband, of record on April 3, 2009, at Instrument No.20090403-0030634, Davidson County Register of Deeds.

This is property commonly known as 513 Homey Drive Nashville, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 9 **day of July, 2020:**

Aaron Kaufman

Vicki Kaufman

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aaron Kaufman and Vicki Kaufman,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of July, 2020:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$277,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 9th DAY OF July, 2020.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

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