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

aren Johnson Davidson County
Batch# 444345 DEEDWARR
07/27/2020 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20200727-0082085

Christy W. Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61111
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Henry, Trustee of the 823 Tyne Valley Court Property Trust, dated July 22, 2020 823 Tyne Valley Court Nashvile, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 14606004800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Sharpe, Trustee of the Susan Sharpe Revocable Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Henry, Trustee of the 823 Tyne Valley Court Property Trust, dated July 22, 2020** 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. 8 on the Plan of Treemont of record in Book 6250, pages 895, 896, and 897, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Sharpe, Trustee of the Susan Sharpe Revocable Trust, by Warranty Deed from Stuart C. McWhorter, Executor of the Estate of Ralph Clayton McWhorter, dated August 1, 2016 and recorded on August 2, 2016, of record in Inst. No. 20160802-0079751, 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, with Owner's Certificate, of record in Book 6250, pages 895, 896, and 897, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6833, page 594, Book 6833, page 601, Book 6833, page 620, Book 8259, page 498, Inst. No. 20051202-0145241, Inst. No. 20061207-0151539, Inst. No. 20061207-0151540, Inst. No. 20100212-0011250, Inst. No. 20121025-0097770, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Treemont Homeowners Association of record in Inst. No. 20061207-0151538, said Register's Office.

This is improved property, known as 823 Tyne Valley Court, Nashville, TN 37220

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 22nd day of July, 2020.

Susan Sharpe,
Trustee of the Susan Sharpe Revocable Trust

State of Tennessee

County of Davidson

On this 22nd day of July, 2020, before me the undersigned authority, personally appeared Susan Sharpe, Trustee of the Susan Sharpe Revocable Trust, 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: $2,350,000.00.

Affiant

Sworn and subscribed before me this 22nd day of July, 2020.

Notary

My Commission Expires: 5/30/21

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, RYAN RAFOTH, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023