PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 448264 DEEDWARR
07/31/2020 03:32:25 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20200731-0084876

W & I Ref: (DM) Title No.: 61070
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carmen C. Solorzano 860 Glendale Lane Nashville, TN 37204	Truist Bank P.O. Box 79041 Baltimore MD 21279-0041

TAX MAP PARCEL NUMBERS: 13205015700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$975,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey S. Dugger and Brenda Dugger, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Carmen C. Solorzano and spouse Mary F. Peters,** 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. 2 on the Plan of Crestwood Acres of record in Book 1130, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jefferey S. Dugger and wife, Brenda Dugger, by Warranty Deed from Frankie H. Redman and husband, Joseph T. Redman, and Barbara H. Brown and husband, Clyde R. Brown, dated September 30, 2003 and recorded on October 8, 2003, of record in Inst. No. 20031008-0149377, 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 1130, page 60, said Register's Office, which Plan shows a 75 foot minimum building setback line from Glendale Lane and Melville Drive and a 10 foot easement for public utility purposes along the northerly line of said lot; Restrictions and use limitations contained in instruments of record in Book 1318, page 622, said Register's Office.

This is improved property, known as 860 Glendale Lane, Nashville, TN 37204

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 July, 2020.

Jeffrey S. Dugger

Brenda Dugger

State of Tennessee

County of Davidson

On this 30th day of July, 2020, before me the undersigned authority, personally appeared Jeffrey S. Dugger and Brenda Dugger, 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: $975,000.00.

Affiant

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

Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024