PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 451343 DEEDWARR
08/06/2020 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20200806-0087356

#35591

Christy W. Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61145
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dewitt Kerry and Victoria Laughlin McCluggage Trust 4101 Copeland Drive Nashville, TN 37215	New Owner 1311 Chickering Road Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 11616002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James J. Wendel and Mary Katherine Wendel**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Dewitt Kerry and Victoria Laughlin McCluggage Trust** 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. 5 on the Plan of Evergreen Heights, Part Two, of record in Book 1835, page 19, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey Mobley, Trustee of the Wilhelmina Barr Trust, under agreement dated April 30, 2014 and recorded May 1, 2014, of record in Inst No. 20140501-0036679, Register's Office for Davidson County, Tennessee. And being the same property conveyed to James J. Wendel and Mary Katherine Wendel, a one-half interest each as tenants in common, by Quitclaim Deed from Jeffrey Mobley, Trustee of the Wilhelmina Barr Trust under agreement dated April 30, 2014, dated July 22, 2020 and recorded as Instrument No. _____20200806008735 5_____, 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 1835, page 19, said Register's Office, which Plan shows a 60, foot minimum building setback line from Dorcas Drive and a 40 foot minimum setback line from Copeland Drive.

This is improved property, known as 4101 Copeland Drive, Nashville, TN 37215

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 24th day of July, 2020.

James J. Wendel

Mary Katherine Wendel

State of Tennessee

County of Davidson

On this 24th day of July, 2020, before me the undersigned authority, personally appeared James J. Wendel and Mary Katherine Wendel, 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.

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

Notary

My Commission Expires: _____

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: $1,750,000.00.

Affiant

Sworn and subscribed before me this 24th day of July, 2020.

Notary

My Commission Expires: October 2, 2023

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

