PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Karen Johnson Davidson County
Batch# 462902 **DEEDWARR**
08/24/2020 02:55:17 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20200824-0095650

Christy Wilkins Ivey
Margaret H. Taylor

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 61178
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Disha H. Pancholi<br>6511 Hwy 100<br>Nashville, TN 37205 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 11514007100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Disha H. Pancholi,** 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. 196 on the Plan of West Meade Farms Inc., Section J, of record in Book 1835, page 125, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Gianikas Contractors, Inc. by Warranty Deed from Timothy R. Wilson, unmarried, dated September 9, 2008 and recorded on September 10, 2008, of record in Inst. No. 20080910-0092590, 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 125, said Register's Office, which Plan shows a 85, foot minimum building setback line from Jocelyn Hollow Circle, and 10 foot easement for public utility purposes along the rear line of said lot.

**This is unimproved property, known as 314 Jocelyn Hollow Circle, Nashville, TN 37205**

**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 21st day of August, 2020.

**Gianikas Congtractors, Inc.**

**By:** _____
**John Gianikas, Vice President**

**State of** Tennessee

**County of** Davidson

Before me, the undersigned, personally appeared, **John Gianikas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President,** (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 21st day of August, 2020.

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: $530,000.00.

Affiant _____

Sworn and subscribed before me this 21st day of August, 2020.

My Commission Expires: _____

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

Notary _____