PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 471666 DEEDWARR
09/08/2020 12:37:34 PM 2 pgs
Fees: $13.00 Taxes: $2,260.70
20200908-0101987

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61234
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew P. Improta Courtney T. McLaren Improta 6504 Pennywell Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11506002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$611,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ulla J. Albridge**, a widow who has not remarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew P. Improta and Courtney T. McLaren Improta, husband and wife**, 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. 42 on the Plan of West Meade Hills, Section Seven, of record in Book 3500, page 15, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Royal G. Albridge, Jr. and wife, Ulla J. Albridge, by Warranty Deed from Robert V. Parrish and wife, Dorothy G. Parrish, dated July 15, 1969 and recorded on July 16, 1969, of record in Book 4349, page 412, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 26, 2001, recorded July 6, 2001, of record in Inst. No. 20010706-0072165, said Register's Office, Royal G. Albridge conveyed his interest in subject property to Ulla J. Albridge. Subject property was further conveyed to Ulla J. Albridge and spouse, Royal g. Albridge by Quitclaim Deed dated April 8, 2014, recorded April 9, 2014, of record in Inst. No. 20140409-0029618, said Register's Office. The said Royal G. Albridge has since died, leaving Ulla J. Albridge as surviving tenant by the entireties.

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 3500, page 15, said Register's Office, which Plan shows 60 minimum building set back line from Pennywell Drive, a 10 foot easement for public utility purposes along the rear and easterly side lines of said lot, and a 2.5 by 25 foot utility anchor easement located on the southeasterly front corner of said Lot.

This is improved property, known as 6504 Pennywell Drive, 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 4th day of September, 2020.

Ulla J. Albridge

Ulla J. Albridge

State of Tennessee

County of Davidson

On this 4th day of September, 2020, before me the undersigned authority, personally appeared Ulla J. Albridge, 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: $611,000.00.

Tracey Perry

Affiant

Sworn and subscribed before me this 4th day of September, 2020.

Notary

My Commission Expires: MAR 6, 2024

DAVID GANT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON