PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys

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Karen Johnson Davidson County
Batch# 476466 DEEDWARR
09/16/2020 10:29:06 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20200916-0105684

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61209
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicholas Cooper Meredith Cooper 2404 Oakland Avenue Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10416028600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$785,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jan L. Miller, now known as **Jan L. Shipp, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas Cooper and Meredith Cooper, husband and wife,** hereinafter called the **Grantees**, Grantees' 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 the northerly one-half of Lot No. 171 on the plan of Belmont Land Company's Plan, called "Belmont Heights", of record in Book 421, page 34, Register's Office for said County.

Said property fronts 50 feet on the easterly margin of Oakland Street, now known as Oakland Avenue and extends back 113 feet on the northerly line and 130 feet, more or less, on the southerly line to an alley in the rear, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Glendon H. Miller and wife, Jan S. Miller, by Warranty Deed from Jerry D. Barber and wife, Linda Barber, dated September 27, 1984 and recorded on October 1, 1984, of record in Book 6392, page 728, Register's Office for Davidson County, Tennessee. The said Janice Shipp Miller and Glendon Hubbard Miller have since divorced by Final Decree of Divorce, Docket No. 93D-3218, in the Fourth Circuit Court for Davidson County, Tennessee, and of record in Instrument No. 20161214-0131128, said Register's Office. By Quitclaim Deed, dated November 28, 1994, recorded November 28, 1994 of record in Book 9529, page 942, said Register's Office, the said Glendon Hubbard Miller conveyed his interest in subject property to Jan S. Miller. The said Jan S. Miller is now known as Jan L. Shipp.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan of record in Book 421, page 34, said Register's Office.

This is improved property, known as 2404 Oakland Avenue, Nashville, TN 37212

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 15th day of September, 2010.

Jan L. Shipp

Jan L. Shipp

State of Tennessee

County of Davidson

On this 15th day of September, 2010, before me the undersigned authority, personally appeared Jan L. Shipp, 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: $785,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2010.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON