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*

*Christy Wilkins Ivey*
*Margaret H. Taylor*

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

Karen Johnson Davidson County
Batch# 476997 DEEDWARR
09/16/2020 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20200916-0105868

W & I Ref: (DM) Title No.: 61370
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Elmer Ray Potts<br>8013 Settlers Way<br>Nashville, TN 37221 | New Owner |

**TAX MAP PARCEL NUMBERS:** 126150A07200CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$387,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dennis J. Sperrazza, Sr. and wife, Peggy Sperrazza,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elmer Ray Potts,** 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. 284 of the Plan of Boone Trace at Biltmore, Phase One, of record in Book 7900, page 667, Register's office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Dennis J. Sperrazza, Sr., and wife, Peggy Sperrazza, by Warranty Deed from Elizabeth Amy Krummel, FKA Elizabeth Amy Lown and Kurt Krummel, wife and husband, dated December 18, 2015 and recorded on December 30, 2015, of record in Instrument No. 20151230-0131218, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 7900, page 667, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Boone Trace Homeowners Association of record in Book 9607, page 534, said Register's Office; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Instrument No. 20040204-0013636 and Instrument No. 20150826-0086305, said Register's Office.

**This is improved property, known as 8013 Settlers Way, Nashville, TN 37221**

**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.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO
Stewart Title Company
121 First Avenue South, Suite
Franklin, TN 37064
File # 874363

**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, 2020.

Dennis J. Sperrazza Sr.

Peggy Sperrazza

**State of** Tennessee

**County of** Davidson

On this 15th day of September, 2020, before me the undersigned authority, personally appeared Dennis J. Sperrazza Sr. and Peggy Sperrazza, 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: $387,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2020.

My Commission Expires: 7/9/22

WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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 executed and authenticated according to law.

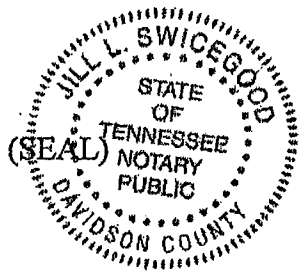
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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