PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 482944 **DEEDWARR**
09/24/2020 03:18:56 PM 2 pgs
Fees: $13.00 Taxes: $5,827.50
20200924-0110181

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61193
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
JDS Trust for MJS 5623 Hillsboro Pike Nashville, TN 37215	**SAME**

TAX MAP PARCEL NUMBERS: 14404001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tanya G. Rivera-Tyler Revocable Trust, dated August 10, 2016, of the Tanya G. Rivera-Tyler Revocable Trust, dated August 10, 2016,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rhona Vogel and Mary Beck Calcagno, (n/k/a Mary Simms), Co-Trustees of the JDS Trust for MJS** 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 described as follows:
Property located on the West side of Hillsboro Pike in the City of Nashville, Davidson County, Tennessee, being known as parcel 17.00 on Davidson County Property Map 144-04, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 14, 2008, and known as Job No. 08-0005, as follows:

Beginning at an iron pin found in the westerly right-of-way of Hillsboro Pike at the Northeast corner of the herein-described tract and the Southeast corner of the Norris C. Nielsen etux property of record in Book 4643, page 690, R.O.D.C., TN. Thence from said POINT OF BEGINNING, with the right-of-way of Hillsboro Pike and a curve right having a radius of 3047.58', a delta of 06 deg 03' 21", a chord length of 321.96', said chord having a bearing of S 28 deg 15' 55" W and an arc length along said curve of 322.11' to an iron pin found; Thence leaving the right-of-way of Hillsboro Pike with the northerly line of Tract 2 of same survey, N 86 deg 51' 06" W - 518.05' to an iron pin found in the easterly line of the Mark A. Holloway etux property of record in Book 11067, page 151, R.O.D.C., TN. Thence with the easterly line of Holloway, N 03 degrees 36' 01" E - 50.06' to an iron pin found in the southerly line of the Richard Philpot, S 85 deg 53' 21" E - 66.02' to an iron pin found; Thence with the easterly line of Philpot, and the easterly line of the Tucker Curtis etux property of record in Book 9783, page 888, R.O.D.C., TN. And with the easterly line of the Nancy S. Phipps property of record in Book 10422, page 427, R.O.D.C., TN, N 04 deg 16' 04" E - 427.94' to an iron pin found; Thence with the southerly line of the Norris C. Nielsen etux property, aforementioned, S 69 deg 08' 00" E - 608.83' to the POINT OF BEGINNING, containing 4.80 acres, more or less.

Being the same property conveyed to Michael H. Tyler and wife, Tanya G. Rivera-Tyler by Warranty Deed from Richland South, LLC, a Tennessee limited liability company, dated December 3, 2012 and recorded on December 4, 2012, of record in Inst. No. 20121204-0111178, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded Jul 19, 2017, of record in Inst. No. 20170719-0072727, said Register's Office, subject property was conveyed to Tanya G. Rivera-Tyler, Trustee of the Tanya G. Rivera-Tyler Revocable Trust, dated August 10, 2016.

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; Water taps or connection rights as set forth in Deed Book 756, page 498, said Register's Office.

This is improved property, known as 5623 Hillsboro Pike, 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 23rd day of September, 2020.

Tanya G. Rivera-Tyler Revocable Trust, dated August 10, 2016
By: _____
Tanya G. Rivera-Tyler, Trustee

State of Tennessee

County of Davidson

On this 23rd day of September, 2020, before me the undersigned authority, personally appeared Tanya G. Rivera-Tyler, Trustee of the Tanya G. Rivera-Tyler Revocable Trust, dated August 10, 2016 of the Tanya G. Rivera-Tyler Revocable Trust, dated August 10, 2016, 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: $1,575,000.00.

_____
Affiant

Sworn and subscribed before me this 23rd day of September, 2020.

_____
Notary

My Commission Expires: _____

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