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# 495760 DEEDWARR
10/14/2020 03:03:27 PM 2 pgs
Fees: $13.00 Taxes: $4,689.75
20201014-0119522

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61248
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick M. Potempa Catherine B. Snyder 2509 Oakland Avenue Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 11704001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,267,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ingrid B. Wuerth, unmarried, and Julian M. Wuerth, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick M. Potempa and Catherine B. Snyder, 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. 197 on the Plan of the Resubdivision of Lots 198 & 197 Belmont Heights of record in Book 6200, page 498, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ingrid B. Wuerth and spouse, Julian M. Wuerth, by Warranty Deed from Barbara B. Christian, unmarried, dated April 21, 2010 and recorded on April 26, 2010, of record in Inst. No. 20100426-0031322, Register's Office for Davidson County, Tennessee. The said Ingrid B. Wuerth and Julian M. Wuerth, have since divorced by Final Decree of Divorce Docket No. 20D-462, in the Fourth Circuit Court 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 6200, page 498, said Register's Office. Restrictions of record in Book 417, page 309, said Register's Office.

This is improved property, known as 2509 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 9th day of October, 2020.

Ingrid B. Wuerth **Julian M. Wuerth**

State of Tennessee

County of Davidson

On this 9th day of October, 2020, before me the undersigned authority, personally appeared Ingrid B. Wuerth and Julian M. Wuerth, 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: $1,267,500.00.

Affiant

Sworn and subscribed before me this 9th day of October, 2020.

Notary

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