PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 508530 **DEEDWARR**
11/03/2020 03:30:43 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20201103-0128817

W & I Ref: (DM) Title No.: 61454
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John W. McClellan 5916 Hillsboro Pike Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 10305001400 and 10305001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$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 **Lillian Cook and Betsy Castleberry, as devisees and as Co-Executrix of the Last Will and Testament of Kelly S. Neely**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **John W. McClellan**, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Hillwood Park, of record in Book 3300, pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT II:
Land in Davidson County, Tennessee, described as follows:
Being a triangular strip of land marked "Reserved" adjoining the southeast portion of Lot No. 66 on the Plan of Hillwood Park, as of record in Book 3300, pages 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Knob Road at the common corner of said triangular strip and Lot No. 66; thence with the line between said strip and Lot 66 north 22 degrees 46 minutes west 36.2 feet; thence north 78 degrees 38 minutes east 315.3 feet to a point in the northwesterly margin of Knob Road; thence southwesterly with said margin to the point of beginning.

TRACT I:
Being the same property conveyed to Kelly S. Neely and wife, Ina Claire Neely by Warranty Deed from C. C. Adams, Trustee, dated September 4, 1964 and recorded on September 24 1964, of record in Book 3815, page 282, Register's Office for Davidson County, Tennessee. The said Kelly S. Neely and Ina Claire Neely have since died, with Ina Claire Neely predeceasing Kelly S. Neely, The Last Will and Testament Kelly S. Neely of record in Docket No. 19P2181 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Lillian Burton Cook and Betty Sue Castleberry and appointed the said Lillian Burton Cook and Betty Sue Castleberry as Co-Executrix of said Will.

TRACT II:
Being the same property conveyed to Kelly S. Neely and wife, Ina Claire Neely by Quitclaim Deed from C. C. Adams, Successor Trustee dated May 19, 1967 and recorded on June 27, 1968, of record in Book 4246, page 865, Register's Office for Davidson County, Tennessee. The said Kelly S. Neely and wife Ina Claire Neely have since died, with Ina Claire Neely, predeceasing Kelly S. Neely, The Last Will and Testament of Kelly S. Neely, of record in Docket No 19P2181, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Lillian Burton Cook and Betty Sue Castleberry and appointed the said Lillian Burton Cook and Betty Sue Castleberry and appointed the said Lillian Burton Cook and Betty Sue Castleberry as Co-Executrix, of said Will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years;
Tract I: The Plan of record in Book 330, pages 27 and 28, said Register's Office, shows an owner's certificate, a 75, foot minimum building setback line from Knob Road, and 10 foot easement for public utility purposes along the rear and easterly side line(s) of said lot; and, a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot.
Tract II: The Plan of record in Book 3300, pages 27 and 28, said Register's Office, shows an owner's certificate, a minimum set back lines and easement(s) to which plan reference is hereby made for a more complete description.

This is improved property, known as 5720 Knob Road, Nashville, TN 27209

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 30th day of October, 2020.

Lillian Cook

Lillian Cook, Individually and as Co-Executrix

Betsy Castleberry

Betsy Castleberry, Individually and as Co-Executrix

State of Tennessee

County of Davidson

On this 30th day of October, 2020, before me the undersigned authority, personally appeared Lillian Cook and Betsy Castleberry, individually and as Co-Executrix, 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: $575,000.00.

Affiant

Sworn and subscribed before me this 30th day of October, 2020.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary