PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 510249 DEEDWARR
11/09/2020 09:42:40 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20201109-0131094

W & I Ref: (DM) Title No.: 61446
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carol Edith Hutton Tyler Hutton Silverman 2101 Thistlewood Drive Nashville, TN 37216	New Owner

TAX MAP PARCEL NUMBERS: 07212008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jayant K. Deshpande and Patricia N. Scott, as Co-Trustees of the Deshpande Scott Family Trust, dated November 8, 2016,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol Edith Hutton and Tyler Hutton Silverman, as tenants in common with right of survivorship,** 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. 36 on the Plan of Dalewood, Section I, of record in Book 1424, page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jayant K. Deshpande and Patricia N. Scott, as Co-Trustees of the Deshpande Scott Family Trust, dated November 8, 2016, by Warranty Deed from Jayant K. Deshpande and Patricia N. Scott, husband and wife, dated August 27, 2018 and recorded on October 22, 2018, of record in Instrument No. 20181022-0104221, 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 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 108, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Thistlewood Avenue and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 20 foot minimum setback line from Piedmont Avenue.

This is improved property, known as 2101 Thistlewood Drive, Nashville, TN 37216

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 6th day of November, 2020.

Deshpande Scott Family Trust, dated November 8, 2016
By:

Jayant K. Deshpande, Co-Trustee Co-Trustee

Co. Trustee
Patricia N. Scott, Co-Trustee

State of Tennessee

County of Davidson

On this 6th day of November, 2020, before me the undersigned authority, personally appeared Deshpande Scott Family Trust dated November 8, 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.

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

My Commission Expires: _____

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: $465,000.00.

Affiant

Sworn and subscribed before me this 6th day of November, 2020.

Notary

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____