Karen Johnson Davidson County
Batch# 515887 DEEDWARR
11/13/2020 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20201113-0134113

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

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61160
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christina McCoy Cohn 2052 Timberwood Drive Nashville, TN 37215	CapStar Bank 2002 Richard Jones Road, Ste A300 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14400002102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$860,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dale S. Stepniewski and wife, Heather J. Stepniewski,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Christina McCoy Cohn**, a single woman, 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. 15B on the Plan of Forest Hill Community Subdivision, of record in Book 3600, page 81, amended in Book 3830, page 581, and Book 4941, page 496, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dale S. Stepniewski and wife, Heather J. Stepniewski, by Warranty Deed from Sherilyn Keaton and Donald J. Cunningham, wife and husband, dated March 12, 2008 and recorded on March 14, 2008, of record in Inst No. 20080314-0026099, 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 3600, page 81, amended in Book 3830, page 581, and Book 4941, page 496, said Register's Office, which Plan shows a 125, foot minimum building setback line from Timberwood Drive, amended to 75 feet, and a 2.5 by 25 foot utility anchor easement and easement for cut slope across the front of said Lot.

This is improved property, known as 2052 Timberwood Drive, 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 16th day of September, 2020.

Dale S. Stepniewski

Heather J. Stepniewski

State of Tennessee

County of Davidson

On this 16th day of September, 2020, before me the undersigned authority, personally appeared Dale S. Stepniewski and Heather J. Stepniewski, 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 WEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2022

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: $860,000.00.

Affiant

Sworn and subscribed before me this 16th day of September, 2020.

Notary

My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

