Box 14

File 33980-8

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

Karen Johnson Davidson County
Batch# 520057 **DEEDWARR**
11/23/2020 10:38:12 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20201123-0137230

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Julian David Kurland 2208 McGavock Pike Nashville, TN 37216	NEW OWNER

TAX MAP PARCEL NUMBERS: 06213006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Scott Espensen and Sarah Byer Miller, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Julian David Kurland, a single man,** 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. 2 of Block G on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Daniel Scott Espensen and Sarah Buyer Miller by Warranty Deed from Windle H. Morgan, unmarried, and Rodney L. Bragg, unmarried, dated August 29, 2014 and recorded on September 3, 2014, of record in Inst. No. 20140903-0080244, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 95, said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4199, page 510, said Register's Office.

This is improved property, known as 2208 McGavock Pike, 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 20th day of November, 2020.

Daniel Scott Espensen **Sarah Byer Miller**

State of Tennessee

County of Davidson

On this 20th day of November, 2020, before me the undersigned authority, personally appeared Daniel Scott Espensen and Sarah Byer Miller, 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: $525,000.00.

Affiant

Sworn and subscribed before me this 20th day of November, 2020.

Notary

My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON