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
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 523153 DEEDWARR
12/01/2020 03:42:25 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20201201-0139645

W & I Ref: (DM) Title No.: 61471
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
White Goat Holdings, LLC P.O. Box 40746 Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 10513016500

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 **Janet Kay Ewing-Ridley, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **White Goat Holdings, LLC,** 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 the east half of Lot No. 6 on the plan of the McAlister Property, as of record in Book 421, page 10, Register's Office for said County.

Said part of Lot No. 6 fronts 50 feet on the northerly side of Lawrence Avenue, formerly called Caroline Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Scott Ewing and wife, Ann F. Ewing, by Warranty Deed from Eva R. Washer Aldridge dated October 6, 1967 and recorded on October 10, 1967, of record in Book 4179, page 662, Register's Office for Davidson County, Tennessee. The said Ann F. Ewing has since died. By Quitclaim Deed dated February 28, 1997, recorded March 3, 1997, of record in Book 10366, page 449, said Register's Office, Scott Ewing, a widower, conveyed subject property to Janet Kay Ewing-Ridley.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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 421, page 10, said Register's Office.

This is improved property, known as 1008 Lawrence Avenue, Nashville, TN 37204

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 24th day of November, 2020.

Janet Kay Ewing-Ridley

Janet Kay Ewing-Ridley

State of Tennessee

County of Davidson

On this 24th day of November, 2020, before me the undersigned authority, personally appeared Janet Kay Ewing-Ridley, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

My Commission Expires: _____

Margaret H Taylor

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: $525,000.00.

Affiant

Sworn and subscribed before me this 24th day of November, 2020.

Debbie Mann

Notary

My Commission Expires: _____

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