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# 528196 DEEDWARR
12/09/2020 12:36:56 PM 2 pgs
Fees: $13.00 Taxes: $1,923.63
20201209-0143748

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61463
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sam Houston Moran, Jr. Robert Shannon Moran 4919 Salem Drive Nashville, TN 37211	New Owner ✓

TAX MAP PARCEL NUMBERS: 11501002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$519,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Teresa Thomas**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sam Houston Moran, Jr., an unmarried man; and, Robert Shannon Moran, married, as joint tenants with right of survivorship,** hereinafter called the **Grantees**, Grantees' 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. 35 on the Plan of Brook Meade Addition, Section II of record in Book 2663, page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Teresa Thomas, unmarried, by Warranty deed from Susan R. Berthiaume, unmarried, dated July 14, 2006 of record in Instrument No. 20060721-0088334, Register's Office for Davidson County, Tennessee, 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 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 59, said Register's Office, which Plan shows setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 682 Shawnee Drive, Nashville, TN 37205

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 12th day of November, 2020.

Mary Teresa Thomas.

Mary Teresa Thomas

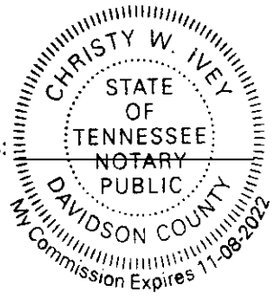
State of Tennessee

County of Davidson

On this 12th day of November, 2020, before me the undersigned authority, personally appeared Mary Teresa Thomas, 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: _____



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: $519,900.00.

Affiant

Sworn and subscribed before me this 12th day of November, 2020.

Notary

My Commission Expires: _____

