Karen Johnson Davidson County
Batch# 535933 DEEDWARR
12/16/2020 01:12:30 PM 2 pgs
Fees: $13.00 Taxes: $3,981.20
20201216-0148740

3585

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
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61518
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Vestibule Trust dated December 7, 2020 1513 Clayton Avenue Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 11708018400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,076,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bryan Wegg, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vestibule Trust dated December 7, 2020** 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. 512 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to, Bryan Wegg and Colleen Kiernan, husband and wife, by Warranty deed from Sean Arend Overbeeke and Tara Marie Scherer aka Tara Marie Overbeeke, joint tenants with right of survivorship, dated March 27, 2019 and recorded on March 28, 2019, of record in Inst. No. 20190328-0028199, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 20, 2020, recorded Nov 10, 2020, of record in Inst. No. 20201110-0132713, said Register's Office, Colleen Kiernan, an unmarried person, conveyed her interest in subject property to Bryan Wegg, unmarried.

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 332, page 10, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20020115-0005982, said Register's Office.

This is improved property, known as 1513 Clayton Avenue, Nashville, TN 37212

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 18th day of December, 2020.

Bryan Wegg

State of Tennessee

County of Davidson

On this 11th day of December, 2020, before me the undersigned authority, personally appeared Bryan Wegg, 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.

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

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: $1,076,000.00.

Affiant

Sworn and subscribed before me this 11th day of December, 2020.

Notary

My Commission Expires: SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 01, 2023

3-7-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature