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)

Karen Johnson Davidson County
Batch# 537364 DEEDWARR
12/17/2020 03:47:14 PM 2 pgs
Fees: $13.00 Taxes: $2,308.80
20201217-0149802

W & I Ref: (DM) Title No.: 61545-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Halie Clouse 700 Boscobel Street Nashville, TN 37206	New owner

TAX MAP PARCEL NUMBERS: 08216032500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$624,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Kathryn Novak, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Halie Clouse**, 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. 81 on the Plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily Kathryn Novak, an unmarried woman, by Warranty Deed from John B. Elam and wife, Lulu R. Elam, dated August 8, 2017 and recorded on August 11, 2017, of record in Inst. No. 20170811-0082435, 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 on the Plan, with Owner's Certificate, of record in Book 21, page 45, said Register's Office.

This is improved property, known as 700 Boscobel Street, Nashville, TN 37206

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.

Return to
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
DM-WTP 20-700

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 14 day of December, 2020

Emily Kathryn Novak

State of Louisiana

County of Orleans Parish

On this 14 day of December, 2020, before me the undersigned authority, personally appeared Emily Kathryn Novak, 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: Life

MARIELOU T RAY
Notary Public
State of Louisiana
Jefferson Parish
Statewide Jurisdiction
Notary ID # 86505
My Commission is for Life

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: $624,000.00.

Affiant

Sworn and subscribed before me this 15th day of December, 2020.

Notary

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021