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# 539726 **DEEDWARR**
12/21/2020 03:29:37 PM 2 pgs
Fees: $13.00 Taxes: $2,147.85
20201221-0151564

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61431
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles Ranier Mays Ariel Mays 3725 Elkins Avenue Nashville, TN 37209	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 09213022600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$580,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley A. Malin and Sara Z. Malin, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Ranier Mays and Ariel Mays, husband and wife,** 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. 13 of Block 23 on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, pages 160 and 161, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley A. Malin and Sara Z. Malin, husband and wife, by Warranty Deed from Janice K. Miller, unmarried, dated November 30, 2015 and recorded on December 3, 2015, of record in Instrument no. 20151203-0122019, 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 of record in Book 57, pages 160 and 161, said Register's Office.

This is improved property, known as 3725 Elkins Avenue, Nashville, TN 37209

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 Avenue South
Nashville, TN 37212
TLE #: MW-SB-VRS-20-3725

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 30th day of October, 2020.

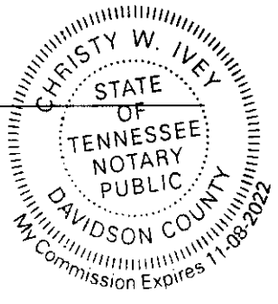
Bradley A. Malin **Sara Z. Malin**

State of Tennessee

County of Davidson

On this 30th day of October, 2020, before me the undersigned authority, personally appeared Bradley A. Malin and Sara Z. Malin, 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: _____



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: $580,500.00.

Affiant

Sworn and subscribed before me this 30th day of October, 2020.

Notary

My Commission Expires: 7/9/24

