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

*Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 542918 DEEDWARR
12/28/2020 03:05:03 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20201228-0153752

W & I Ref: (DM) Title No.: 61515
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Cindy D. Lockhart<br>8487 Russell Road<br>Nashville, TN 37221 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 13307023200

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$155,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth K. Brown, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cindy D. Lockhart** 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. 46 on the Plan of Parma Heights of record in Book 2133, page 23, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy G. Brown and wife, Erma H. Brown by Warranty Deed from Allied Homes, Inc., dated August 21, 1953 and recorded on August 24, 1953 of record in Book 2158, page 9, Register's Office for Davidson County, Tennessee. By Final Decree, Docket No. 47190 in the Fourth Circuit Court of Davidson County, Tennessee, and of record in Book 4048, page 186, said Register's Office, subject property was vested in Roy Ghurman Brown. The said Roy Ghurman Brown has since died. The Last Will and Testament of Roy G. Brown, Sr., of record in Docket NO. 96P490 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and of record in Instrument No. 20190502-0040782, said Register's Office devised subject property to Elizabeth Kathleen Brown. By Order approving of Sale of Real Property of record in Instrument No. 20201218-0150516, said Register's Office, Betty Stone as Co-Conservator was authorized and empowered to convey subject property on behalf of Elizabeth K. Brown. The said Elizabeth K. Brown and Elizabeth Kathleen Brown being one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 23, said Register's Office, which Plan shows a 40, foot minimum building setback line from Woodson Lane, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

**This is improved property, known as 180 Woodson Lane, Nashville, TN 37211**

**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 22nd day of December, 2020.

**Elizabeth K. Brown**
**By:** Betty Stone
**Betty Stone, Co-Conservator**

Linda Mantlo
**Linda Mantlo, Co-Conservator**

**State of** Tennessee

**County of** Davidson

On this 22nd day of December, 2020, before me the undersigned authority, personally appeared **Betty Stone and Linda Mantlo, as Co-Conservators of Elizabeth K. Brown**, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

**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: $155,000.00.

Affiant

Sworn and subscribed before me this 22nd day of December, 2020.

Notary

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