PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 543809 DEEDWARR
12/31/2020 09:24:42 AM 2 pgs
Fees: $13.00 Taxes: $3,888.70
20201231-0154914

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61555
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth M. Chadwell Carol Ann Chadwell P.O. Box 1108 Crossville, TN 38557	NEW OWNER

TAX MAP PARCEL NUMBERS: 15906000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,051,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna N. Wells and Wesley C. Wells, wife and husband,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Kenneth M. Chadwell and Carol Ann Chadwell, 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. 25 on the Plan of Taggartwood, of record in Book 4175, page 60, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Anna N. Wells and Wesley C. Wells, wife and husband, by Warranty Deed from Amanda Dee Sheriff, unmarried, dated September 17, 2018 and recorded on September 19, 2018, of record in Inst. No. 20180919-0093076, 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; The Plan, with Owner's Certificate, of record in Book 4175, page 60, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage purposes along the rear line of said lot and 2.5 by 30 foot utility anchor easements located on the northeasterly and northwesterly front corners of said Lot; Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7838, page 590, said Register's Office.

This is improved property, known as 1209 Taggartwood Drive, Brentwood, TN 37027

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 21st day of December, 2020.

Anna N. Wells **Wesley C. Wells**

State of Tennessee

County of Davidson

On this 21st day of December, 2020, before me the undersigned authority, personally appeared Anna N. Wells and Wesley C. Wells, 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: $1,051,000.00.

Affiant

Sworn and subscribed before me this 21st day of December, 2020.

Notary

My Commission Expires: 5-06-2023

BECKY S. BOWMAN STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY My Commission Expires 5-06-2023