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# 544762 DEEDWARR
01/04/2021 03:04:44 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20
20210104-0000861

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61549
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Anthony Lopez Sarah Catherine Lopez 7036 Wild Iris Dr Nashville, TN 37221	CapStar Bank 2002 Richard Jones Road Suite A300 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 142150E01000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$296,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hunter McDonald, III, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Anthony Lopez and Sarah Catherine Lopez, 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. 10 on the Plan of Wildflower Place of record in Book 9700, page 444, amended by Surveyor's Certificate of Correction of record in Book 10638, page 498, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Hunter McDonald, III and wife, Lynn Maddox McDonald, by Warranty Deed from Tex-Mex Partnership, LLC dated October 13, 1998 and recorded May 4, 1999, of record in Book 11462, page 287, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 9, 2014, of record in Inst. No. 20140910-0082942, said Register's Office, Lynn Maddox McDonald, an unmarried woman, conveyed her interest in subject property to Hunter McDonald, III, an unmarried man.

Catherine Cate Sullivan, spouse of Hunter McDonald, III, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 9700, page 444, amended by Surveyor's Certificate of Correction of record in Book 10638, page 498, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10395, page 316, Book 10842, page 1, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Wildflower Place Homeowners Association, Inc., of record in Book 10841, page 990, said Register's Office.

This is improved property, known as 7036 Wild Iris Drive, Nashville, TN 37221

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 30th day of December, 2020.

Hunter McDonald, III

Catherine Cate Sullivan

State of Tennessee

County of Davidson

On this 30th day of December, 2020, before me the undersigned authority, personally appeared Hunter McDonald, III and Catherine Cate Sullivan, 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: $296,000.00.

Affiant

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

Notary

My Commission Expires:

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