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# 552023 DEEDWARR
01/11/2021 03:29:35 PM 2 pgs
Fees: $13.00 Taxes: $4,477.00
20210111-0004848

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61562
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elsia J. Yoo Pat W. Whitworth III 3610 Bellwood Ave. Nashville, TN 37205	**New Owner**

TAX MAP PARCEL NUMBERS: 10413022400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,210,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Early and wife, Kimberlee M. Early,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Elsia J. Yoo and Pat W. Whitworth III, wife and husband,** 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. 2 on the Plan of Resubdivision of Lots 27, 28, 29 and a portion of Lot 26 Bellwood Subdivision of record in Book 6900, page 947, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert L. Early and wife, Kimberlee M. Early, by Warranty Deed from Glynn J. Dowdle and wife, Brenda M. Dowdle, dated August 13, 2002 and recorded on August 16, 2002, of record in Inst. No. 20020816-0099459, 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, with Owner's Certificate, of record in Book 6900, page 947, said Register's Office.

This is improved property, known as 3610 Bellwood Avenue, Nashville, TN 37205

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 8th day of January, 2021.

Robert L. Early

Kimberlee M. Early

State of Tennessee

County of Davidson

On this 8th day of January, 2021, before me the undersigned authority, personally appeared Robert L. Early and Kimberlee M. Early, 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: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

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: $1,210,000.00.

Affiant

Sworn and subscribed before me this 8th day of January, 2021.

Notary

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021