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# 556699 DEEDWARR
01/20/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,829.65
20210120-0008229

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61567
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jessica M Hughes Daniel S. Hughes 812 High Point Trace Court Nashville, TN 37221	State-Chartered Tennessee Bank 150 3rd Avenue S.,Ste 100 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 155160A04400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$494,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric E. Dahl and Leslie N. Dahl, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jessica M Hughes and Daniel S. Hughes , 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, being Lot No. 36 on the Plan of Traceside Section Two of record in Book 7900, pages 980 and 981, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Eric E. Dahl and Leslie N. Dahl, husband and wife, by Warranty Deed from Christopher S. Louder and Stephanie L. Wood-Louder, husband and wife, dated march 18, 2014 and recorded on March 21, 2014, of record in Inst. No. 20140321-0023422, 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 7900, pages 980 and 981, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, By Laws in Book 9668, page 899, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Articles of Incorporation of Traceside Homeowners' Association, Inc. of record in Book 9668, page 894, said Register's Office.

This is improved property, known as 812 High Point Trace Court, 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 13th day of January, 2021

Eric E. Dahl

Leslie N. Dahl

State of Tennessee

County of Davidson

On this 13th day of January, 2021, before me the undersigned authority, personally appeared Eric E. Dahl and Leslie N. Dahl, 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: $494,500.00.

Affiant

Sworn and subscribed before me this 13th day of January, 2021

Notary

My Commission Expires: 5/30/21

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, RYAN RAFOTH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023