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# 575162 DEEDWARR
02/22/2021 03:13:54 PM 2 pgs
Fees: $13.00 Taxes: $3,161.65
20210222-0021345

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61602
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer A. Robles 5004 Dakota Avenue Nashville, TN 37209	Triumph Bank Loan Payments P.O. Box 172157 Memphis, TN 38187

TAX MAP PARCEL NUMBERS: 09115023700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$854,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Steele Hutto and Katherine Geer Hutto, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer A. Robles**, 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 a part of the southerly part of Block #17 on the Plan of Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the northerly margin of Dakota Avenue (formerly 4th Street) 160 feet east of the easterly margin of 51st Avenue North (formerly 10th Street); thence northerly parallel to the easterly margin of 51st Avenue North, 150 feet to the southerly margin of an alley; thence with margin of the same, easterly 50 feet to a point; thence southerly 150 feet to the northerly margin of Dakota Avenue; thence with the margin of the same, westerly 50.0 feet to the beginning.

Being the same property conveyed to Richard Steele Hutto and Katherine Geer Hutto, husband and wife, by Warranty Deed from Joseph Nathan Steakley, Jr., married, dated June 29, 2018 and recorded on July 5, 2018 of record in Instrument No, 20180705-0065207, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; All Matters shown on the Plan of record in Book 421, page 118, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20181002-0097824, said Register's Office.

This is improved property, known as 5004 Dakota Avenue, Nashville, TN 37209

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 February, 2021.

Richard Steele Hutto **Katherine Geer Hutto**

State of Tennessee

County of Davidson

On this 22nd day of February, 2021, before me the undersigned authority, personally appeared Richard Steele Hutto and Katherine Geer Hutto, 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: $854,500.00.

Affiant

Sworn and subscribed before me this 22nd day of February, 2021.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary