Karen Johnson Davidson County
Batch# 578902 DEEDWARR
02/25/2021 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,469.75
20210225-0024045

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

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61644
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jon Benjamin Gotow 4917 Kentucky Avenue Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707

TAX MAP PARCEL NUMBERS: 091074K00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$667,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Reynolds and Whitney Reynolds, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jon Benjamin Gotow, a single man,** 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 Unit No. 4913 B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 4913 Kentucky Avenue Commons of record in Inst. No. 20170628-0065276, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Christopher Reynolds and Whitney Reynolds, husband and wife, by Warranty Deed from L & S Development, LLC, a Tennessee limited liability company dated September 28, 2018 and recorded on October 2, 2018, of record in Inst. No. 20181002-0097488, 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 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 4913 Kentucky Avenue Commons of record in Inst. No. 20170628-0065276, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20170628-0065276, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; All matters shown on Book 57, pages 74 and 75, said Register's Office; Easements retained by the Metropolitan Government of Nashville & Davidson County, Tennessee, pursuant to the abandonment and closing of 50th Avenue North, formerly known as Ninth Street by Ordinance No. 77-710 Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property, known as 4917 Kentucky 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.

Christopher Reynolds **Whitney Reynolds**

State of Tennessee

County of Davidson

On this 22nd day of February, 2021, before me the undersigned authority, personally appeared Christopher Reynolds and Whitney Reynolds, 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: _____

Notary

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: $667,500.00.

Affiant

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

My Commission Expires: 9-2-2024

Notary

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, 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 document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

