PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 581205 DEEDWARR
03/02/2021 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $19,628.50
20210302-0026117

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61654
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gypsy Holler Revocable Trust, dated December 28, 2020 1206 Belle Meade Boulevard Nashville, Tennessee 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13013002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$5,305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Gail Ewing, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Pezzeminti, Trustee of the Gypsy Holler Revocable Trust, dated December 28, 2020, as amended,** hereinafter called the **Grantee**, Grantee's successors and/or 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. 8 on the Plan of Revised B. E. Woodard's Warner Park Subdivision as of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to B. Edward Ewing and wife, Linda Gail Ewing, by Warranty Deed from David A. Perdue and wife, Bonnie Perdue, dated December 19, 2008 and recorded on December 23, 2008, of record in Inst. No. 20081223-0122412, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 17, 2009, recorded June 19, 2009, of record in Inst. No. 20090619-0057434, said Register's Office, B. Edward Ewing conveyed his interest in subject property to Linda Gail Ewing.

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 in Book 1130, page 87, said Register's Office, which Plan shows a 100, foot minimum building setback line from Belle Meade Boulevard, and 10 foot easement for public utility purposes along the rear line of said lot.

B. Edward Ewing, spouse of Linda Gail Ewing, joins in execution of this instrument solely to convey any marital interest he may have in subject property.

This is improved property, known as 1206 Belle Meade Boulevard, 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 successors and/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 the dates written in the notary acknowledgements below.

Linda Gail Ewing

Linda Gail Ewing **B. Edward Ewing**

State of Texas

County of Dallas

On this 2nd day of February, 2021, before me the undersigned authority, personally appeared **Linda Gail Ewing**, 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: 8/15/2024 Notary

DENISE YAITES
Notary Public, State of Texas
Comm. Expires 08-15-2024
Notary ID 129090044

State of Texas

County of _____

On this ____ day of February, 2021, before me the undersigned authority, personally appeared **B. Edward Ewing**, 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: _____

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: $5,305,000.00.

Brandy Gowan
Affiant

Sworn and subscribed before me this 26th day of February, 2021.

Melissa Ann Foster
Notary

My Commission Expires: 10/2/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

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 the dates written in the notary acknowledgements below.

Linda Gail Ewing **B. Edward Ewing**

State of ~~Texas~~ Florida

County of Palm Bch

On this 1st day of _____, 20____, before me the undersigned authority, personally appeared **Linda Gail Ewing**, 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: _____

State of FLORIDA

County of Palm BCH

On this 23rd day of February, 2021, before me the undersigned authority, personally appeared **B. Edward Ewing**, 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: Aug 26, 2023 Sylvie Jones
Notary

SYLVIE JONES
MY COMMISSION EXPIRES
AUGUST 26, 2023
#GG 360853
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

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: $5,305,000.00.

_____
Affiant

Sworn and subscribed before me this _____ day of _____, 20____.

_____
Notary

My Commission Expires: _____

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

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

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

