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# 581602 **DEEDWARR**
03/02/2021 01:19:24 PM 2 pgs
Fees: $13.00 Taxes: $4,726.75
20210302-0026669

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Spencer Cowles Karney Meredith Anne Alger Karney 4209 Sneed Road Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 13004005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,277,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John B. Hardcastle and wife, Stephanie S. Hardcastle,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Spencer Cowles Karney and Meredith Anne Alger Karney, husband and wife,** 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 the northerly half of Lot No. 3 and that part of a five foot reserved strip in the rear of said lot on the map of the Subdivision of Belle Meade Annex, of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 and that part of a five foot reserved strip in the rear of the same, front 100 feet on the westerly side of Sneed Avenue and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to John B. Hardcastle and wife, Stephanie S. Hardcastle by Warranty Deed from Caroline McNeilly Bartholomew dated March 31, 2000, and recorded on April 3, 2000, of record in Inst. No. 2000403-0033079, 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, with Owner's Certificate, of record in Book 547, page 66, said Register's Office.

This is improved property, known as 4209 Sneed Road, Nashville, TN 37215

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 12th day of February, 2021.

John B. Hardcastle

Stephanie S. Hardcastle

State of Tennessee

County of Davidson

On this 12th day of February, 2021, before me the undersigned authority, personally appeared John B. Hardcastle and Stephanie S. Hardcastle, 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: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

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: $1,277,500.00.

Affiant

Sworn and subscribed before me this 12th day of February, 2021.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022