File 34326-8 Box 14

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# 586296 DEEDWARR
03/08/2021 09:23:41 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20210308-0029758

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61665
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Corey Pettit Kristen Pettit 4801 Illinois Avenue Nashville, TN 37209	Guaranty Home Mortgage Corp. 525 Trimble Gap Road #1339 Cumming, GA 30028

TAX MAP PARCEL NUMBERS: 091110P00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$595,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bethany McDonald and Robert McDonald, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Corey Pettit and Kristen Pettit, husband and wife,** hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County County, Tennessee, being Unit A on the Plan of 4801 Illinois Avenue Homes as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160824-0088671, corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054158, amended in Instrument No. 20161209-0129436 to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bethany McDonald and Robert McDonald, wife and husband, by Warranty Deed from Joshua L. Donnell, married, dated June 27, 2017 and recorded on June 29, 2017, of record in Instrument No. 20170629-0065651, 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 of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160824-0088671, corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054158, amended in Instrument No. 20161209-0129436, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 20160824-0088671, corrected by Scrivener's Affidavit of record in Instrument No. 20170531-0054158 and amended in Instrument No. 20161209-0129436, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4801 Illinois 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 5th day of March, 2021.

Bethany McDonald

Robert McDonald

State of Tennessee

County of Davidson

On this 5th day of March, 2021, before me the undersigned authority, personally appeared Bethany McDonald and Robert McDonald, 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: _____

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: $595,000.00.

Affiant

Sworn and subscribed before me this 5th day of March, 2021.

Notary

My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON