File 34159-8 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# 589259 DEEDWARR
03/11/2021 10:08:19 AM 2 pgs
Fees: $13.00 Taxes: $12,783.50
20210311-0032211

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 61613
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larsen James Fusco Heather Fusco 610 Enquirer Avenue Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13002011200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,455,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew K. White and Jana S. White**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Larsen James Fusco and Heather Fusco**, 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, Tennessee, being Lot No. 20 on the Plan of a Subdivision of Lots No. 19, 20 and 21, Belle Meade 2nd Plan, of record in Book 421, page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jana S. White, married, by Warranty Deed from Alec T. Estes and spouse, Kathleen J. Estes and SunTrust Bank, Nashville, Trustee under Agreement Horace Hill for the benefit of Frances Caldwell, I, dated December 29, 1934, with full power to sell, convey, encumber, transfer and purchase said property without the joinder of any beneficiary, dated August 29, 2008 and recorded on September 4, 2008, of record in Instrument No. 20080904-0090688, Register's office for Davidson County, Tennessee. By Quitclaim Deed dated November 22, 2016, recorded November 29, 2016, of record in Instrument No. 20161129-0125154, said Register's Office, subject property was conveyed to Matthew K. White and Jana S. White, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All Matters shown on the Plan of record in Book 421, page 172, said Register's Office.

This is improved property, known as 610 Enquirer Avenue, 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 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 13th day of February, 2021.

Matthew K. White by Barbara Keith Payne as Attorney-in-Fact

Matthew K. White by Barbara Keith Payne as Attorney-in-Fact

Jana S. White by Barbara Keith Payne as Attorney-in-Fact

Jana S. White by Barbara Keith Payne as Attorney-in-Fact

State of Tennessee

County of Davidson

On this 13 day of February, 2021, before me the undersigned authority, personally appeared Matthew K. White by Barbara Keith Payne as Attorney-in-Fact; and, Jana S. White by Barbara Keith Payne as Attorney-in-Fact, 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:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

S. Denise Woods
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: $3,455,000.00.

Affiant

Sworn and subscribed before me this 16 day of February, 2021.

Colleen Walters
Notary

My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON