RETURNED T
BANKERS TITLE & ESCROW CO
5107 MARYLAND WAY, SUITE 1
[illegible], TN 37027

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# 592517 DEEDWARR
03/16/2021 10:19:13 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20210316-0034534

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61711
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelly Marie Dilts Brian Thomas Vaclavik 6108 Hickory Valley Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10216009100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen T. Dolan and Margaret O. Dolan, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kelly Marie Dilts and Brian Thomas Vaclavik, wife and husband,** 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. 103 on the Plan of Hillwood Estates, Section 7 of record in Book 2133, page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen T. Dolan and wife, Margaret O. Dolan by Warranty Deed from R. Clifton M. Beach and wife, Carla N. Beach, dated August 12, 2002 and recorded on August 13, 2002, of record in Inst. No. 20020813-0098030, 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 in Book 2133, page 90, said Register's Office, which Plan shows a 100, foot minimum building setback line from West Hillwood Drive, now known as Hickory Valley Road, and a 15 foot easement for public utility purposes along the rear line of said lot and a 75 foot minimum setback line from Huckleberry Road.

This is improved property, known as 6108 Hickory Valley Road, 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 10th day of March, 2021

Stephen T. Dolan

Margaret O. Dolan

State of Colorado

County of El Paso

On this 10th day of March, 2021, before me the undersigned authority, personally appeared Stephen T. Dolan and Margaret O. Dolan, 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.

MICHELLE WEBB
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934004336
MY COMMISSION EXPIRES MARCH 27 2021

Notary

My Commission Expires: 3-27-2021

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: $1,800,000.00.

Affiant

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

Notary

My Commission Expires: 3/25/2023

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON