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

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 595067 DEEDWARR
03/18/2021 10:32:27 AM 2 pgs
Fees: $13.00 Taxes: $4,273.50
20210318-0035960

W & I Ref: (DM) Title No.: 61652
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allan Byron Peetz Mehgan Schaffner Peetz 2618 Barton Ave Nashville, TN 37212	New owner

TAX MAP PARCEL NUMBERS: 10411016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,155,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ole Molvig and wife, Sarah E. Igo,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Allan Byron Peetz and Mehgan Schaffner Peetz, 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 Lot No. 31 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Ole Molvig and wife, Sarah E. Igo, by Warranty Deed from William C. Haynes, Jr. and wife, Virginia Ann Haynes, dated June 6, 2008 and recorded on June 17, 2008, of recored in Inst. No. 20080617-0062467, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 7, said Register's Office.

This is improved property, known as 2618 Barton Avenue, Nashville, TN 37212

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 9th day of March, 2021.

Ole Molvig

Sarah E. Igo

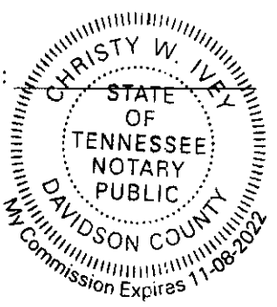
State of Tennessee

County of Davidson

On this 9th day of March, 2021, before me the undersigned authority, personally appeared Ole Molvig and Sarah E. Igo, 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: $1,155,000.00.

Affiant

Sworn and subscribed before me this 9th day of March, 2021.

Notary

My Commission Expires: _____

