Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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# 607360 **DEEDWARR**
04/06/2021 11:06:18 AM 2 pgs
Fees: $13.00 Taxes: $1,563.25



20210406-0044813

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61749
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tommy Conner 2817 West End Ave Suite 126-455 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 142130B13000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$422,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathleen Jarocki, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tommy Conner**, 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. 130 on the Plan of Resubdivision of Lots 114 through 130 and 131A Riverside, Phase 3, of record in Inst. No. 20040108-0003094, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Kathleen Jarocki by Warranty Deed from Andrew M. Moss, an unmarried, man, dated October 24, 2017 and recorded on October 25, 2017, of record in Inst. No. 20171025-0109569, 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 Inst. No. 20040108-0003094, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Inst. No. 20010419-0044162, Inst. No. 20091124-0108147, Inst. No. 20091204-0111306, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Riverside Homeowners Association of record in Book 7829, page 703, said Register's Office.

This is improved property, known as 905 Glenridge Lane, Nashville, TN 37221

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 1st day of April, 2021

Kathleen Jarocki

Kathleen Jarocki

State of Tennessee

County of Davidson

On this 1st day of April, 2021, before me the undersigned authority, personally appeared Kathleen Jarocki, 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

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: $422,500.00.

Affiant

Sworn and subscribed before me this 2nd day of April, 2021.

Notary

My Commission Expires: _____