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

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11342-AP

Karen Johnson Davidson County
Batch# 615086 DEEDWARR
04/14/2021 02:57:36 PM 6 pgs
Fees: $33.00 Taxes: $1,054.50
20210414-0049905

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Subscribed and sworn to before me, this the 9th day of April, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Urvashi Lal 2405 Hammond Drive Nashville, TN 37208	NEW OWNER	081-14-0-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Larkin Jr, Jacqueline Larkin, Juana Grandberry, Jill Coleman, Dewey Wilkins, Brian Wilkins, Marcellus Wilkins, and Kimberly Wilkins**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Urvashi Lal**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 35, REVISED PLAN OF FISK PARK, as shown on plat of record in Plat Book 2331, Page 114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Said Lot No. 35 fronts 65 feet on the southerly side of Hammond Drive and runs back 152.8 feet on the easterly line and 126.7 feet on the westerly line to a deadline in the rear on which it measures 47 feet.

Being the same property conveyed to James R. Larkin and wife, Charlie K Larkin by Warranty Deed from Ajax Development Company, of record in Book 2597, Page 325, in the Register's Office of Davidson County, Tennessee, dated September4, 1956 and recorded October 15, 1956. The said James R. Larkin having since passed on October 18, 1967 leaving Charlie K. Larkin as surviving tenant by the entirety. The said Charlie K. Larkin having since passed on October 28, 2000, leaving James Larkin Jr., Jacqueline Larkin, Juana Grandberry, Jill Coleman and Janice Wilkins as her heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20210414-0049904 and Instrument No. 20210414-0049903, Register's Office for Davidson County, Tennessee. The said Janice Wilkins having since passed on August 28, 2017, leaving Dewey Wilkins, Brian Wilkins, Marcellus Wilkins and Kimberly Wilkins her heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20210414-0049901 and Instrument No. 20210414-0049902, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2405 Hammond Drive, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2021.

GRANTOR:

_____
James Larkin Jr

_____
Jacqueline Larkin

_____
Juana Grandberry

_____
Jill Coleman

_____
Dewey Wilkins

_____
Brian Wilkins

_____
Marcellus Wilkins

_____
Kimberly Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Larkin Jr, Jacqueline Larkin, Juana Grandberry, Jill Coleman, Brian Wilkins and Marcellus Wilkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2021.

_____
Notary Public
My Commission expires: _____

This is improved property located at: **2405 Hammond Drive, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2021.

GRANTOR:

_____
James Larkin Jr

_____
Jacqueline Larkin

_____
Juana Grandberry

_____
Jill Coleman

_____
Dewey Wilkins

_____
Brian Wilkins

_____
Marcellus Wilkins

_____
Kimberly Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Larkin Jr, Jacqueline Larkin, Juana Grandberry, Jill Coleman, Brian Wilkins and Marcellus Wilkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2021.

_____
Notary Public
My Commission expires: _____

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IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2021.

GRANTOR:

James Larkin Jr

Jacqueline Larkin

Juana Grandberry

Jill Coleman

Dewey Wilkins

Brian Wilkins

Marcellus Wilkins

Kimberly Wilkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Larkin Jr, Jacqueline Larkin, Juana Grandberry, Jill Coleman, Brian Wilkins and Marcellus Wilkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Dewey Wilkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

STATE OF FLORIDA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Wilkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2021.

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Dewey Wilkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2021.

_____
Notary Public
My Commission expires: _____

STATE OF FLORIDA
COUNTY OF Bay

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Wilkins, the within named bargainor(s), ~~with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2021.

_____
Notary Public
My Commission expires: 9/26/24

CANDICE RUSSELL-VERMILYEA
Notary Public - State of Florida
Commission # HH 018952
My Comm. Expires Sep 26, 2024
Bonded through National Notary Assn.