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# 620573 DEEDWARR
04/22/2021 10:16:20 AM 2 pgs
Fees: $13.00 Taxes: $588.30
20210422-0053978

W & I Ref: (DM) Title No.: 61719
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elijah McCorkle 810 Bellevue Road, #205 Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 142060B20500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles McCabe, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elijah McCorkle, unmarried,** 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:

Colton

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 205, Building No. 29 together with the garage designated as No. 205 G of "Peppertree," Creekside Meadows horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Charles McCabe by warranty deed from Vernon Lee Begley, Roy Edward Begley, Patricia Mae Begley, Tina Fay McClurken and Paul Reed Begley, dated September 27, 2006 and recorded on September 28, 2006, of record in Inst. No. 20060928-0120235, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, pages 128-130, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, Book 7610, page 973, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement for sanitary sewers and for storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20040603-0065549, said Register's Office; Easement of Comcast of Nashville, I, LLC of record in Inst. No. 20140902-0079894, said Register's Office; Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, said Register's Office.

This is improved property, known as 810 Bellevue Road, # 205, 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.

Return to:
Partly Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
FILE #: GBR-21-810205

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 15th day of April, 2021.

Charles McCabe

State of Tennessee

County of Davidson

On this 15th day of April, 2021, before me the undersigned authority, personally appeared Charles McCabe, 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.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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: $159,000.00.

Affiant

Sworn and subscribed before me this 15th day of April, 2021.

Notary

My Commission Expires:

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021