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# 621992 DEEDWARR
04/23/2021 03:18:26 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20210423-0054797

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61748
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Behnaz Barahimi Sulkowski James Sulkowski 2710 Valley Brook Pl Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11702008600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Pinson Bentley**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Behnaz Barahimi n/k/a Behnaz Barahimi Sulkowski and James Sulkowski**, wife and husband, 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. 6 of Block 6 on the Plan of a Development of Stokes Tract of record in Book 974, page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Young Pinson, a single person, by Warranty Deed from Carol A. McSwiney, a single person, dated September 14, 1992 and recorded on September 17, 1992, of record in Book 8731, page 707, Register's Office for Davidson County, Tennessee. The said Mary Young Pinson is now known as Mary Young Bentley.

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 of record in Book 974, page 24, said Register's Office, shows an owner's certificate, a 65 foot minimum building setback line from Medial Avenue.

This is improved property, known as 3011 Medial Avenue, Nashville, TN 37215

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.

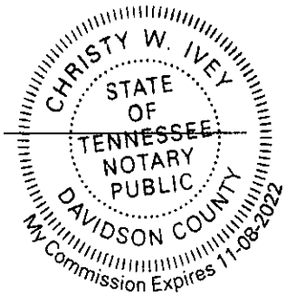
WITNESS THE EXECUTION HEREOF this 22nd day of April, 2021.

Mary Pinson Bentley

State of Tennessee

County of Davidson

On this 22nd day of April, 2021, before me the undersigned authority, personally appeared Mary Pinson Bentley, 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: 

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: $850,000.00.

Affiant

Sworn and subscribed before me this 22nd day of April, 2021.

Notary

My Commission Expires: 