Karen Johnson Davidson County
Batch# 635095 DEEDWARR
05/13/2021 09:49:08 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20210513-0064580

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

~~Prepared by and~~ Return to
Ready Signing & Closing Svcs
3355 Poplar Ave. Ste 110
Memphis, TN 38111
901-729-7558

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61805
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sherry May Tim May 180 Woodson Lane Nashville, TN 37211	Sherry May and Tim May 180 Woodson Lane Nashville, TN 37211

TAX MAP PARCEL NUMBERS: 13307023200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cindy D. Lockhart, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sherry May and Tim May, 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. 46 on the Plan of Parma Heights of record in Book 2133, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy D. Lockhart by Warranty Deed from Elizabeth K. Brown, unmarried, dated December 22, 2020 and recorded on December 28, 2020, of record in Inst. No. 20201228-0153752, 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; The Plan, with Owner's Certificate, of record in Book 2133, page 23, said Register's Office, which Plan shows a 40 foot minimum building setback line from Woodson Lane and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 180 Woodson Lane, Nashville, TN 37211

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 27th day of April, 2021.

Cindy D. Lockhart

Cindy D. Lockhart

State of Tennessee

County of Davidson

On this 27th day of April, 2021, before me the undersigned authority, personally appeared Cindy D. Lockhart, 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:

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

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: $330,000.00.

Affiant

Sworn and subscribed before me this 27th day of April, 2021.

Notary

My Commission Expires:

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022