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# 636921 DEEDWARR
05/14/2021 03:16:53 PM 2 pgs
Fees: $13.00 Taxes: $816.41
20210514-0065660

W & I Ref: (DM) Title No.: 61823
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cindy D. Lockhart 8487 Russell Road Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 12810008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,650.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vincent Michael Carney and Robert Todd Carney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cindy D. Lockhart**, 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. 110 on the Plan of Stacy Square, Section 3 of record in Book 4175, page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Carney and wife, Mary Lou Carney, by Warranty Deed from Ruby M. McClellan, unmarried, dated December 8, 1975 and recorded on December 10, 1975, of record in Book 4978, page 259, Register's Office for Davidson County, Tennessee. The said Robert L. Carney and Mary Lou Carney have since died with Mary Lou Carney predeceasing Robert L. Carney. The Last Will and Testament of Robert Leon Carney, of record in Docket No. 20P850, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Robert Todd Carney and Vincent Michael Carney and appointed the said Robert Todd Carney and Vincent Michael Carney, as Co-Executors. By Executors Deed, dated November 28, 2020 and recorded January 6, 2021, of record in Inst. No. 20210106-0002187, said Register's Office, subject property was conveyed to Vincent Michael Carney and Robert Todd Carney.

Subject property was never the marital residence of either grantor.

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 4175, page 154, said Register's Office, which Plan shows a 30 foot minimum building setback line from New Sawyer Brown Road, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; and a 2.5 x 2.5 foot utility anchor easement located on the southerly front corner of said lot.

This is improved property, known as 245 New Sawyer Brown Road, 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 14th day of May, 2021.

Vincent Michael Carney **Robert Todd Carney**

State of Tennessee

County of Davidson

On this 14th day of May, 2021, before me the undersigned authority, personally appeared Vincent Michael Carney and Robert Todd Carney, 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: $220,650.00.

Affiant

Sworn and subscribed before me this 14th day of May, 2021.

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

Notary