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# 645645 DEEDWARR
05/28/2021 11:39:05 AM 2 pgs
Fees: $13.00 Taxes: $5,575.90
20210528-0072391

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61829
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Marlo Mary Michael Marlo 1213 B Goodloe Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131150G00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,507,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brick W. Sturgeon, Jr. and Victoria Sturgeon, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David Marlo and Mary Michael Marlo, husband and wife,** 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 Unit B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Goodloe Homes, of record in Inst. No. 20120329-0026830, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Brick Sturgeon and wife Jennifer Sturgeon by Warranty Deed from Garafola Properties, LLC, dated December 28, 2012 and recorded on January 2, 2013, of record in Inst. No. 20130102-0000484, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 13, 2018, recorded July 18, 2018, of record in Inst. No. 20180718-0070148, said Register's Office, Jennifer J. Sturgeon conveyed her interest in subject property to Brick W. Sturgeon, executed i accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement of record in Docket No. 130-1885, in the Third Circuit Court for Davidson County, Tennessee. Subject property was further conveyed to Brick W. Sturgeon, Jr. and Victoria Sturgeon, husband and wife, by Quitclaim Deed dated November 27, 2019, recored November 27, 2019, of record in Inst. No. 20191127-0122805, said Register's Office.

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, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Goodloe Homes, of record in Inst. No. 20120329-0026830, Register's Office for Davidson County, Tennessee; The Declaration of Covenants,

Conditions and Restrictions of record in Inst. No. 20120329-0026830, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1213 B Goodloe Drive, 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 25th day of May, 2021.

Brick W. Sturgeon, Jr. **Victoria Sturgeon**

State of Tennessee

County of Davidson

On this 25th day of May, 2021 before me the undersigned authority, personally appeared Brick W. Sturgeon, Jr. and Victoria Sturgeon, 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: $1,507,000.00.

Affiant

Sworn and subscribed before me this 26th day of May, 2021.

My Commission Expires: JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

Notary