Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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# 651465 **DEEDWARR**
06/08/2021 10:49:07 AM 3 pgs
Fees: $18.00 Taxes: $17,760.00

20210608-0076617

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61903
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
George N. Vidalakis Revocable Trust 5021 Hill Place Drive Nashville, TN 37205	New Owner ✓

TAX MAP PARCEL NUMBERS: 116020B06100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$4,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Frederick Turner, Jr. and Barbara Bird Turner, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **George N. Vidalakis, Trustee of the George N. Vidalakis Revocable Trust, dated November 28, 1997,** 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. 66 on the Plan of Hill Place, of record in Book 7900, page 913 and pages 923-932 (at page 928), amended by Surveyor's Certificate of Correction of record in Book 10058, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Frederick Turner, Jr. and spouse, Barbara Bird Turner, by Warranty Deed from H. G. Hill Realty Company, a Tennessee corporation, dated July 10, 1996 and recorded on July 15, 1996 of record in Book 10120, page 796, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated December 3, 2008 and recorded December 12, 2008, of record in Inst. No. 20081212-0119761, said Register's Office, subject property was conveyed to James Frederick Turner, Jr. and wife, Barbara Bird Turner, as equal tenants in common.

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 7900, page 913 and pages 923-932 (at page 928), amended by Surveyor's Certificate of Correction in Book 10058, page 112, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and

Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Inst. No. 20010510-0048634, Inst. No. 20000322-0029124, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Hill Place Homeowners Association of record in Book 9730, page 356, said Register' s Office; Permit for electrical service for a detached structure of record in Inst. No. 20000307-0023074, said Register's Office; and Easement to Sprint Communications Company, L.P. for permanent telecommunications easement of record in Inst. No. 20140114-0003778, said Register's Office.

This is improved property, known as 5021 Hill Place Drive, Nashville, TN 37205

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.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' 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 4th day of June, 2021.

James Frederick Turner, Jr. Barbara Bird Turner

James Frederick Turner, Jr. **Barbara Bird Turner**

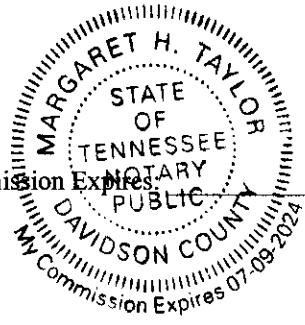
State of Tennessee

County of Davidson

On this 4th day of June, 2021, before me the undersigned authority, personally appeared James Frederick Turner, Jr. and Barbara Bird Turner, 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.

Margaret H Taylor

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: $4,800,000.00.

Affiant

Sworn and subscribed before me this 4th day of June, 2021.

Notary

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024