PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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104 Woodmont Blvd.
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*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 657115 **DEEDWARR**
06/15/2021 03:00:42 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20210615-0080784

W & I Ref: (DM) Title No.: 61801
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Elizabeth G. Watrous<br>2103 18th Avenue, South<br>Nashville, TN 37212 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 10412021300

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$695,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Viki Mammina Branchizio, now known as **Viki Mammina, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth G. Watrous**, 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. 9 on the Map of Lenox Place of record in Book 161, page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Viki Mammina Branchizio by Warranty Deed from James S. Martin and spouse, Morene C. Martin, dated March 22, 1991 and recorded on March 25, 1991, of record in Book 8315, page 586, Register's Office for Davidson County, Tennessee. The said Viki Mammina Branchizio is now known as Viki Mammina, pursuant to the terms of Final Judgment No. 91D-1141 in the Fourth Circuit Court of Davidson County, Tennessee and of record in Book 8747, page 967, and 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; and All matters shown in Book 161, page 171, said Register's Office.

**This is improved property, known as 2103 18th Avenue South, Nashville, TN 37212**

**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 10th day of June, 2021.

Viki Mammina

**State of** Tennessee

**County of** Davidson

On this 10th day of June, 2021, before me the undersigned authority, personally appeared Viki Mammina, 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: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

**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: $695,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2021.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024