Karen Johnson Davidson County
Batch# 659802 DEEDWARR
06/18/2021 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20210618-0082633

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)*

W & I Ref: (DM) Title No.: 61845
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| 513 Dutchmans Drive LLC a Tennessee Limited Liability Company<br>414 Acklen Park Dr. Apt 6<br>Nashville, TN 37205 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 07507013700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$320,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debra Powell Reed, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **513 Dutchmans Drive LLC a Tennessee Limited Liability Company** 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. 105 on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra Powell Reed by Warranty Deed from Lynn Beal, a widow, dated April 22, 2021 and recorded on April 23, 2021, of record in Inst. No. 20210423-0054798, 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; All Matters shown of record in Book 4675, page 140, said Register's Office.

Walker Casey Reed, spouse of Debra Powell Reed, joins in execution of this instrument in order to convey any marital interest he may have in the subject property.

**This is improved property, known as 513 Dutchmans Drive, Hermitage, TN 37076**

**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 20 day of May, 2021

Debra Powell Reed
**Debra Powell Reed**

W. Casey Reed
**Walker Casey Reed**

**State of** Tennessee

**County of** Davidson

On this 20th day of May, 2021, before me the undersigned authority, personally appeared Debra Powell Reed, 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**

On this 20th day of May, 2021, before me the undersigned authority, personally appeared Walker Casey Reed, 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: $320,000.00.

Eliza Whitfield
Affiant

Sworn and subscribed before me this 20th day of May, 2021.

Carmen Coats
Notary

My Commission Expires

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

# True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022