Karen Johnson Davidson County
Batch# 659873 DEEDWARR
06/18/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210618-0082723

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.: 61883
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margo R. Wills 2738 Sharondale Court Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 117030N00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tri-Coleman Properties, LLC**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margo R. Wills** 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 No. 2738 on the Plan of Sharondale Court of record in Document No. 20040701-0078406 and amended and further set out in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development with private elements for Sharonwood Townhomes of record in Document No. 20060516-0057032 Register's Office for said County to which plan reference is hereby made for a complete description.

Being the same property conveyed to Tri-Coleman Properties, LLC by Warranty Deed from Christie C. Hummel, f/k/a Christie Coleman Kelley, dated April 12, 2017 and recorded on April 17, 2017, of record in Instrument No. 20170417-0037076, 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; The Plan, with Owner's Certificate, of record in Doc. No. 20040701-0078406 and shown as Exhibit "B" of record in Document No. 20060516-0057032, said Register's Office, which Plan shows minimum building setback lines, to be determined by Metropolitan Zoning, and a 20 foot easement for public utility and drainage purposes along the rear lines of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060516-0057032, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Sharonwood Townhomes Homeowners Association, Inc., of record in Instrument No. 20060516-0057033, said Register's Office.

This is improved property, known as 2738 Sharondale Court, 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 17th day of June, 2021.

Tri-Coleman Properties, LLC

By: John Kelly Coleman
John Kelly Coleman, Operating Manager

State of Tennessee

County of Davidson

On this 17th day of June, 2021, before me the undersigned authority, personally appeared Tri-Coleman Properties, LLC, 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Margaret H Taylor
Notary

My Commission Expires: _____

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Alli Pinkerton
Affiant

Sworn and subscribed before me this 17th day of June, 2021.

Amy T Nelson
Notary

My Commission Expires: 10/29/2023

AMY T. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023

CERTIFICATE OF AUTHENTICITY

I, Douglas S. Hale, 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.

Douglas S. Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Brenda Franks Hale, a Notary Public for this County and State, Douglas S. Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Franks Hale

My Commission Expires: 03/19/25

