PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 661095 DEEDWARR
06/21/2021 12:33:30 PM 2 pgs
Fees: $13.00 Taxes: $1,682.83
20210621-0083345

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61861
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adam N. Perry Alexis F. Perry 1901 B 14th Avenue, North Nashville, TN 37208	New owners

TAX MAP PARCEL NUMBERS: 08107029800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$454,818.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sylvester L. Mosley and wife Shamika V. Mosley and Lula Mosley, JTWOS,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Adam N. Perry and Alexis F. Perry, husband and wife,** hereinafter called the **Grantees**, Grantees' 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 the northerly half of Lot No. 24 in the W.S. Settles Subdivision of Lot No. 7 of the Woodard plan, a plan of which subdivision is of record in Book 57, page 132, Register's Office for Davidson County, Tennessee.

Said northerly half of Lot No. 24 fronts 25 feet on the westerly side of the 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines to an alley.

Being the same property conveyed to Melvin Booker by Warranty Deed from Herman Wind et ux, Patricia B. Wind, dated November 28, 1986 and recorded on December 4, 1986, of record in Book 7058, page 803, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated April 28, 2016, recorded May 2, 2016, of record in Inst. No. 20160502-0042772, said Register's Office, subject property was conveyed to Sylvester L. Mosley and wife, Shamika L. Mosley and Lula Mosley, tenancy in common with rights of survivorship. In the prior conveyance, Shamika Mosley, was erroneously referred to as Shamika L. Mosely, her true name is Shamika V. Mosley.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan of record in Book 57, page 132, said Register's Office.

This is improved property, known as 1901 B 14th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees' heirs or assigns, forever.

GRANTORS COVENANT with the said Grantees 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 Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of June, 2021.

Sylvester L. Mosley

Shamika V. Mosley

Lula Mosley

State of Tennessee

County of Davidson

On this 16th day of June, 2021, before me the undersigned authority, personally appeared Sylvester L. Mosley, Shamika V. Mosley, and Lula Mosley, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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: $454,818.00.

Affiant

Sworn and subscribed before me this 16th day of June, 2021.

Notary

My Commission Expires: WILLIAM D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Tamelka Jones, do hereby make the oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamelka Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY