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# 662442 DEEDWARR
06/23/2021 09:19:02 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20210623-0084561

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61830
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jean Prentice Reid Andrew St. John Reid 3738 Whitland Avenue Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10409018400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael P. Vandenbergh and wife, Linda K. Breggin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jean Prentice Reid and Andrew St. John Reid**, wife and husband, 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 the easterly 25 feet of Lot No. 9 and the westerly 50 feet of Lot No. 10 of Block "C" on the Plan of Whitland Realty Company's Subdivision, as of record in Plat Book 332, page 141, Register's office for said County, described as follows:

Said easterly part of Lot No. 9 and the westerly part of Lot No. 10 front together 75 feet on the northerly side of Bowling Avenue, now Whitland Avenue, and run back between lines 200 feet to a dead line on which it measures 75 feet.

Being the same property conveyed to Michael P. Vandenbergh and wife, Linda K. Breggin, by Warranty Deed from Ansel L. Davis, Trustee with full power of sale, dated August 30, 2001 and recorded on September 1, 2001, of record in Inst. No. 20010907-0097066, Register's Office for Davidson County, Tennessee.

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, with Owner's Certificate, of record in Book 332, page 141, said Register's Office; Agreement for electrical service for a detached structure of record in Book 7924, page 883, said Register's Office.

This is improved property, known as 3738 Whitland Avenue, 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.

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 9th day of June, 2021.

Michael P. Vandenbergh

Linda K. Breggin

State of Tennessee

County of Davidson

On this 9th day of June, 2021, before me the undersigned authority, personally appeared Michael P. Vandenbergh and Linda K. Breggin, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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: $1,400,000.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2021

Notary

My Commission Expires: 05-05-2025

VICTORIA V. BUCKNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY