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)

Karen Johnson Davidson County
Batch# 665008 DEEDWARR
06/25/2021 10:55:20 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20210625-0086429

W & I Ref: (DM) Title No.: 61889
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew Lott Cynthia Lott 920 Brenton Park Court Brentwood, TN 37027	new owners

TAX MAP PARCEL NUMBERS: 160150B01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$580,000.00**, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachel Anna Smith Weir**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Lott and Cynthia Lott**, 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 Lot No. 11 on the Plan of Brenton Park, of record in Book 7900, page 820, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel A Smith, unmarried, by Warranty Deed from Burton F. Elrod, III and Rebecca Elrod, husband and wife, dated December 22, 2019 and recorded on January 2, 2020, of record in Instrument No. 20200102-0000171, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated May 22, 2020, recorded September 17, 2020, of record in Instrument No. 20200917-0106692, said Register's Office, subject property was conveyed to Rachel Anna Smith Weir, a married woman.

Travis Lee Weir, III, spouse of Rachel Anna Smith Weir, joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

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 of record in Book 7900, page 820, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9488, page 505, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 920 Brenton Park Court, Brentwood, TN 37027

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.

GRANTOR COVENANTS with the said Grantees 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-VRES-21-920

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 Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2021.

Rachel Anna Smith Weir

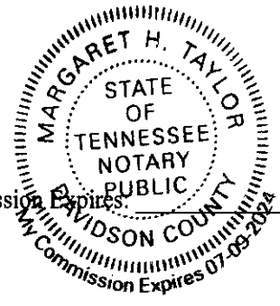
Rachel Anna Smith Weir

Travis Lee Weir, III

State of Tennessee

County of Davidson

On this 22nd day of June, 2021, before me the undersigned authority, personally appeared Rachel Anna Smith Weir and Travis Lee Weir, III 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
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: $580,000.00.

Brian Mitchell
Affiant

Sworn and subscribed before me this 22nd day of June, 2021.

Dawn Martin
Notary

My Commission Expires: 10/2/23

