PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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# 667994 DEEDWARR
06/29/2021 03:02:35 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00
20210629-0088288

W & I Ref: (DM) Title No.: 61930
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret Anne Moore Michael Byerly 3013 New Natchez Trace Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11702006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cook Wylly and Mary Brette Wylly, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Margaret Anne Moore and Michael Byerly, a married couple,** 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. 7 of Block 5 on the Plan of Development of Stokes Tract of record in Book 974, page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cook Wylly and Mary Brette Wylly, husband and wife, by Warranty Deed from Richard Jeptha Lancaster and Chelsey Mattia Lancaster, husband and wife, dated June 15, 2017 and recorded on June 16, 2017, of record in Inst. No. 20170616-0060756, 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 on the Plan of record in Book 974, page 24, said Register's Office.

This is improved property, known as 3013 New Natchez Trace, 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 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 28th day of June, 2021.

Cook Wylly **Mary Brette Wylly**

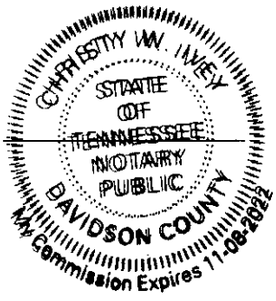
State of Tennessee

County of Davidson

On this 28th day of June, 2021, before me the undersigned authority, personally appeared Cook Wylly and Mary Brette Wylly, 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:



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: $1,350,000.00.

Affiant

Sworn and subscribed before me this 28th day of June, 2021.

Notary

My Commission Expires:

