Name and Address of New Owner:
Thomas C. York and Ginger Cheryl York
4734b Lavergne Couchville Pike
Antioch, TN 37013
Send Tax Bills To:
Thomas C. York and Ginger Cheryl York

Karen Johnson Davidson County
Batch# 668134 DEEDWARR
06/30/2021 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210630-0088470

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 176-00-0-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marilyn June Wiggins**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas C. York and Ginger Cheryl York, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND located in the Second (2") Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Frank V. Neeley, Registered Land Surveyor, dated April, 1989, as follows:

TRACT NO. I: BEGINNING at an iron pin located in the southeast corner of said property same being at the intersection of Maxwell Road and the Lavergne—Couchville Pike; running thence with the North right-of-way of Maxwell Road South 87 degrees 12 minutes 02 seconds West 102.75 feet to an iron pin; thence along a curve to the right with a radius of 1,950.00 feet, a distance of 108.90 feet to an iron pin, same being the common southwest corner of the subject property and the southeast corner of the Haley property ; thence leaving the margin of Maxwell Road, North 01 degree 06 minutes 33 seconds East 134.95 feet, with Haley's East line to an iron pin; thence North 09 degrees 38 minutes 23 seconds West 209.68 feet with Haley's East line to an iron pin, same being the common northwest corner of the subject property and the northeast comer of the Haley Property; thence South 88 degrees 02 minutes 41 seconds East 235.78 feet to an iron pin at the West right-of—way of the Lavergne-Couchville Pike; thence with said right-of—way along a curve to the left, with a radius of 5596.29 feet, a distance of 178.53 feet to an iron pin; thence continuing South 01 degree 58 minutes 00 seconds East 147.86 feet to the point of BEGINNING, containing 1.6513 Acres, more or less.

Being the same property conveyed to Marilyn June Wiggins and husband, Thomas J. Wiggins by Warranty Deed dated September 25, 2002 from Ginger H Eatherly, unmarried, recorded September 26, 2002, in Instrument Number 20020926-0117264, in the Official Records of Davidson County, Tennessee. Thomas J. Wiggins has since died on 12/14/2020, leaving Marilyn June Wiggins as sole owner of the property as being tenants by the entirety.

This is ✓ improved _____ unimproved property also known as 4346 Lavergne Couchville Pike Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2021.

Marilyn June Wiggins (SEAL)
Marilyn June Wiggins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of June, 2021, before me personally appeared Marilyn June Wiggins to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

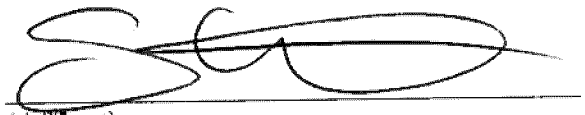
Notary Signature
My commission expires:

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

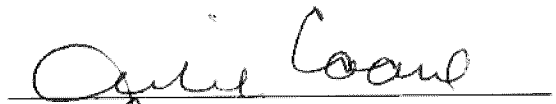
STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

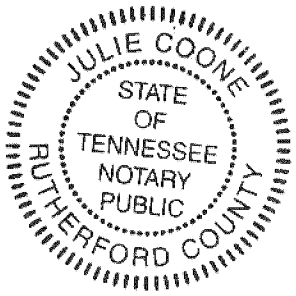


(Affiant)

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



Notary Public
My commission expires: 6-24-2023
File No. 2021-309



True Copy Certification

I, Desiree Sailema, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/23/2023

