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

Karen Johnson Davidson County
Batch# 668941 DEEDWARR
06/30/2021 03:08:04 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20210630-0088849

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 61928
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Martin Ross Ellen Ross Jonathan Ross Beverly Ross 1124 Stonewall Jackson Court Nashville, TN 37220	Martin Ross & Ellen Ross 1124 Stonewall Jackson Court Nashville, TN 37220

TAX MAP PARCEL NUMBERS: 14511001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Lipscomb Davis, IV and Rachel T. Davis**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Martin Ross and spouse, Ellen Ross, as to Seventy-Two and One-Half Percent (72.5%) interest, and Jonathan Ross and spouse, Beverly Ross, as to a Twenty-Seven and one Half Percent (27.5%) interest; the fractional interests, as they relate to one another, shall be held as joint tenants with right of survivorship,** 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 Lot No. 6 on the Plan of Granny White Park, of record in book 3700, page 72, amended in Book 4053, page 757, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Lipscomb Davis, IV, and Rachel T. Davis, husband and wife, by Warranty Deed from Christian R. Barber, unmarried, dated May 24, 2013 and recorded on May 28, 2013, of record in Instrument No. 20130528-0053599, 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; The Plan of record in Book 3700, page 72, amended in Book 4053, page 757, 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.

This is improved property, known as 1124 Stonewall Jackson Court, Nashville, TN 37220

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 29th day of June, 2021.

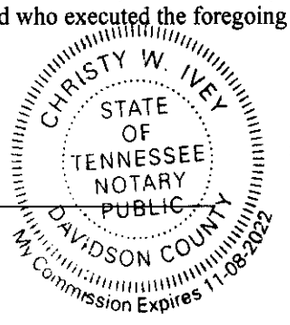
William Lipscomb Davis, IV

Rachel T. Davis

State of Tennessee

County of Davidson

On this 29th day of June, 2021, before me the undersigned authority, personally appeared William Lipscomb Davis, IV and Rachel T. Davis, 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: $725,000.00.

Affiant

Sworn and subscribed before me this 29th day of June, 2021.

Notary

My Commission Expires:

