Karen Johnson Davidson County
Batch# 671097 DEEDWARR
07/06/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210706-0090631

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)

W & I Ref: (DM) Title No.: 61918
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles J. Richardson, III Kiley E. Ezzell 5412 Michigan Ave. Nashville, TN 37209	CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 09106035600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$485,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Christopher Guth and Christy McCuen Guth, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles J. Richardson, III and Kiley E. Ezzell, as tenants in common with rights 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. 1323 on the Plan of Revision to Lots 1317, 1319, 1321 and 1323, Map of Plan No. 1 West Nashville of record in Instrument No. 20051011-0122361, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to to Robert Christopher Guth and Christy McCuen Guth, husband and wife, by Warranty Deed from Michael Dimura Calhoun, an unmarried man, dated April 30, 2015 and recorded on May 1, 2015 of record in Instrument No. 20150501-0039592, 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, with Owner's Certificate, of record in Instrument No. 20051011-0122361, said Register's Office, which Plan shows a minimum building set back and a 10 foot easement for drainage purposes along the westerly line(s) of said lot, and a 20 foot sanitary sewer easement across the rear portion of said lot. Easement retained by the Metropolitan Government of Nashville and Davidson County by Metro Council Ordinance No. 89-835, closing vacating and abandoning a portion of 55th Avenue North, formerly 14th Street.

This is improved property, known as 5412 Michigan Avenue, Nashville, TN 37209

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 2nd day of July, 2021.

Robert Christopher Guth

Christy McCuen Guth

State of Tennessee

County of Davidson

On this 2nd day of July, 2021, before me the undersigned authority, personally appeared Robert Christopher Guth and Christy McCuen Guth, 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.

My Commission Expires: _____

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

Notary

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: $485,000.00.

Affiant

Sworn and subscribed before me this 2nd day of July, 2021.

Notary

My Commission Expires: 12/22/21

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2021.

Affiant
Date: 7-2-2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 2nd day of July, 20 21

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024