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PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 678497 **DEEDWARR**
07/16/2021 01:29:27 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210716-0095905

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61939
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carlton Morgan Griffin Susan Griffin Donald Williams Griffin 802 Neartop Drive Nashville, TN 37209	CARLTON MORGAN GRIFFIN, SUSAN GRIFFIN, + DONALD WILLIAMS GR GRIFFIN 802 NEARTOP DRIVE NASHVILLE, TN 37209

TAX MAP PARCEL NUMBERS: 10310011600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dave Alexander, Jr. and wife, Beth Alexander**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Carlton Morgan Griffin, an unmarried woman, and Susan Griffin and Donald Williams Griffin, wife and husband, as tenants in common,** 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. 23 on the Plan of Brookside Courts, Addition No. 4, Section 3 of record in Book 2083, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dave Alexander, Jr., and wife, Beth Alexander, by Warranty Deed from Michael Jason Kinnick and wife, Jessica S. Grigsby, dated July 27, 2012 and recorded on August 2, 2012, of record in Inst. No. 20120802-0068257, 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 Book 2083, page 25, said Register's Office, which Plan shows a 30 foot minimum building setback line from Neartop Drive and 10 foot easement for public utility purposes along the rear and the easterly portion of the northerly side line of said lot. And an 8 inch sewer line from the southerly side line and across the rear portion of said lot with a manhole lying therein.

This is improved property, known as 802 Neartop Drive, 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 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 14th day of July, 2021.

Dave Alexander, Jr.

Beth Alexander

State of Tennessee

County of Davidson

On this 14th day of July, 2021, before me the undersigned authority, personally appeared Dave Alexander, Jr. and Beth Alexander, 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:

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

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: $525,000.00.

Affiant

Sworn and subscribed before me this 14th day of July, 2021.

Notary

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN