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# 681135 DEEDWARR
07/22/2021 09:25:37 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30
20210722-0098312

W & I Ref: (DM) Title No.: 61932
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Patrick Stevens Jr. De Ann Marie Hunnicutt 5150 Edmondson Pike Nashville, TN 37211	First Horizon Bank 12719 Cantrell Road, Ste. 200 Little Rock, AR 72223

TAX MAP PARCEL NUMBERS: 14714002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Voce, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Patrick Stevens, Jr., an unmarried man and Dee Ann Marie Hunnicutt, an unmarried woman, as joint tenants, 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. 127 on the Plan of Candlestick Farms, Section One, of record in Book 3300, page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Voce, a single person, by Warranty Deed from Andrew J. Flanigan and Katherine A. Flanigan, husband and wife, dated June 6, 2014 and recorded on June 17, 2014, of record in Inst. No. 20140617-0052872, 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 3300, page 56, said Register's Office, which Plan shows a 30 foot minimum building setback line from Edmondson Pike, and a 10 foot easement for public utility purposes along the rear line of said lot; Restrictions and use limitations contained in instruments of record in Book 3375, page 391, said Register's Office.

This is improved property, known as 5150 Edmondson Pike, Nashville, TN 37211

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 20 day of July, 2021

David Voce

State of Illinois

County of Cook

On this 20th day of July, 2021, before me the undersigned authority, personally appeared David Voce, 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: March 23, 2022

RAYMOND BAITY
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 23, 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: $449,000.00.

Affiant

Sworn and subscribed before me this 20 day of July, 2021

Notary

My Commission Expires: _____

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22