Karen Johnson Davidson County
Batch# 681190 DEEDWARR
07/22/2021 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,719.63
20210722-0098385

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: () Title No.: 61965
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathryn Joan Whalen William James Whalen, Jr. 118 Cheek Road Nashville, TN 37205	**New Owner**

TAX MAP PARCEL NUMBERS: 12912010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,275,575.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Clay T. Jackson, Jr.**, **married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathryn Joan Whalen and William James Whalen, Jr., wife and husband,** 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 the westerly 101 feet of Lot No. 5, Block A on the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks A, B, C and D, of record in Plat Book 1130, page 62, amended in Plat Book 5336, page 842, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the northerly margin of Cheek Road, said point being the common line between Lot No. 4 and Lot No. 5 of said plan; thence with the line between said lots North 19 degrees 31 minutes East 200 feet to an existing stake in the rear line of Lot 17 of said Subdivision; thence in an easterly direction along the common rear lines of Lots 17, 16 and 5, South 70 degrees 29 minutes East 101 feet to an iron pin; thence South 19 degrees 31 minutes West 200 feet to the northerly margin of Cheek Road North 70 degrees 29 minutes West 101 feet to the beginning.

Being the same property conveyed to Clay T. Jackson, unmarried, by Warranty Deed from Karen Bone and husband Michael C. Bone, dated April 26, 2011 and recorded on April 27, 2011 of record in Inst. No. 20110427-0032095, Register's Office for Davidson County, Tennessee.

Minnette B. Jackson, spouse of Clay T. Jackson, Jr., joins in the execution of this instrument solely to convey any and all marital interest she may have in the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 62, amended in Book 5336, page 842, said Register's Office, which Plan shows a 50 foot minimum building setback line from Cheek Road, amended to 40 feet, and an easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 118 Cheek Road, Nashville, TN 37205

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 7 day of July, 2021

Clay T. Jackson, Jr. **Minnette B. Jackson**

State of Texas

County of Harris

*Minnette B. Jackson and yp yp

On this 7th day of July, 2021, before me the undersigned authority, personally appeared* Clay T. Jackson, Jr., 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.

YAHAIRA PEREZ
Notary Public, State of Texas
Comm. Expires 10-13-2024
Notary ID 132726576

Notary

My Commission Expires: 10/13/2024

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: $1,275,575.00.

Affiant

Sworn and subscribed before me this 7 day of July, 2021

Notary

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 7/7/21 (date of document).

Affiant Signature

7/7/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of July, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

