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PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 686209 DEEDWARR
07/29/2021 08:24:58 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20210729-0101836

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61927
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anthony Roti Margaret Ryan Roti 1318 Hildreth Drive Nashville, TN 37215	**Sprout Mortgage, LLC** **90 Merrick Avenue, #430** **East Meadow, NY 11554**

TAX MAP PARCEL NUMBERS: 13114008600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$975,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carey F. McDonald and Wayne D. Penney, Successor Trustees, Ed Penney Family Trust Dated May 24, 2016**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Anthony Roti and Margaret Ryan Roti, husband and wife,** 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. 352 on the Plan of Seven Hills, Section 8, of record in Book 3300, page 14, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Edward Penney and wife, Patricia Penney, by Warranty Deed from Robert A. Boldus and wife, Marjorie R. Boldus, dated April 12, 1972 and recorded on April 14, 1972, of record in Book 4592, page 508, Register's Office for Davidson County, Tennessee. The said Edward Penney has since died. By Quitclaim Deed dated May 25, 2016, recorded May 27, 2016, of record in Inst. No. 20160527-0053822, said Register's Office, Patricia Penney, surviving tenant by the entireties, conveyed subject property to the Ed Penney Family Trust dated May 24, 2016. An amendment to said Trust dated March 4, 2021 appointed Carey F. McDonald and Wayne D. Penney as Successor Trustees to be effective upon the death of Patricia M. Penney.

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 14, said Register's Office, which Plan shows a 115 foot minimum building setback line from Hildreth Drive, a 10 foot easement for public utility purposes along the rear line and 2.5 by 25 foot utility anchor easements located on both front corners of said lot.

This is improved property, known as 1318 Hildreth Drive, Nashville, TN 37215

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 26th day of July, 2021.

Carey F. McDonald, Successor Trustee

Wayne D. Penney, Successor Trustee

State of Tennessee

County of Davidson

On this 26th day of July, 2021, before me the undersigned authority, personally appeared Ed Penney Family Trust Dated May 24, 2016, 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: $975,000.00.

Affiant

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Sworn and subscribed before me this 26th day of July, 2021.

Notary

My Commission Expires: 5/5/2025