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

Karen Johnson Davidson County
Batch# 686626 **DEEDWARR**
07/29/2021 03:04:10 PM 2 pgs
Fees: $13.00 Taxes: $4,162.50
20210729-0102391

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62018
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James L. Knight Sr. 202 Moultrie Park Nashville, TN 37205	New owner

TAX MAP PARCEL NUMBERS: 116080G20200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Nelson, III, as Executor under the Last Will and Testament of Edith McBride Bass**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James L. Knight Sr.** 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. 202 on the Plan of Revised Sugartree, Phase 3, of record in Plat Book 5050, pages 67-71, as amended in Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93 and Book 5365, page 378, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mrs. Edie M. Bass by Warranty Deed from Richard D. Bird, Trustee, dated May 23, 1978 and recorded on May 23, 1978, of record in Book 5288, page 980, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated November 17, 1997, recorded November 18, 1997, of record in Book 10688, page 595, said Register's Office, subject property was conveyed to Edith McBride Bass, as Trustee of the Edith McBride Bass Personal Residence Trust -1997. Subject property was further conveyed to Edith McBride Bass by Quitclaim Deed, dated April 28, 2008, recorded April 30, 2008, of record in Inst. No. 20080430-0043945, said Register's Office. The said Edith McBride Bass has since died. The Last Will and Testament of Edith McBride Bass of record in Docket No. 20P1524, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Charles Nelson as Executor with full power to convey subject property.

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 5050, page 67-71, as amended in Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93 and Book 5365, page 378, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, Inst. No. 20170522-0050870 and Inst No. 20210430-0058356, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Charter of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, said Register's Office.

This is improved property, known as 202 Moultrie Park, 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 27th day of July, 2021.

The Estate of Edith McBride Bass

Chas. Nelson III, EX

By: Charles Nelson III, as Executor under the Last Will and Testament of Edith McBride Bass

State of Tennessee

County of Davidson

On this 27th day of July, 2021, before me the undersigned authority, personally appeared Charles Nelson, III, Executor of The Estate of Edith McBride Bass 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

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: $1,125,000.00.

Leigh Hicks

Affiant

Sworn and subscribed before me this 27th day of July, 2021.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary

My Commission Expires: