Karen Johnson Davidson County
Batch# 689743 DEEDWARR
08/04/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20210804-0104694

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: (DM) Title No.: 61970
Dav. Co. File: Box 8

#36453

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Thomas VanMeter 1023 Woodmont Boulevard Nashville, TN 37204	New Owner 1023 Woodmont Blvd. Nashville, TN 37204

TAX MAP PARCEL NUMBERS: 11809006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$899,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brent Travers and Courtney Caudle Travers, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **John Thomas VanMeter**, an **unmarried person,** 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the Easterly 10 feet of Lot No. 29, all of Lot No. 30 and the Westerly 10 feet of Lot No. 31 on the Plan of Leonte Subdivision of Lots Nos 17, 18, 19, 24, 25, and 26 in Noelton, not of record, described together according to a survey made by W. B. Southgate, Surveyor, December 1936, and March 1938, as follows:

Beginning on the Southerly margin of Woodmont Avenue, at a point 190 feet Easterly from the Southeast corner of said Woodmont Avenue and the Granny White Road; thence Southwardly 200 feet 6 inches, more or less, to the Northerly line of Lot No. 54; thence with the Northerly line of Lots Nos. 54, 53, and 52, Easterly 111 feet 5 inches to a point; thence Northwardly 200 feet to the Southerly margin of Woodmont Avenue; thence with said Avenue, Westwardly 120 feet to the beginning.

Being the same property conveyed to Brent Travers and Courtney Caudle Travers, husband and wife, by Warranty Deed from Margaret Susan Belcher a/k/a Susan O. Belcher, a single woman, dated April 24, 2019 and recorded on April 26, 2019, of record in Inst. No. 20190426-0038769, Register's Office for Davidson County, Tennessee.

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; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3924, page 445, said Register's Office.

This is improved property, known as 1023 Woodmont Boulevard, Nashville, TN 37204

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 29th day of July, 2021.

Brent Travers

Courtney Caudle Travers

State of Tennessee

County of Davidson

On this 29th day of July, 2021, before me the undersigned authority, personally appeared Brent Travers and Courtney Caudle Travers, 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:

Notary

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: $899,000.00.

Affiant

Sworn and subscribed before me this 29th day of July, 2021.

My Commission Expires: 1/10/2/2023

Notary

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

True Copy Certification

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 7/29/2021.

GEORGE E. MUDTER, JR.
Dated 7/29/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

