Karen Johnson Davidson County
Batch# 697701 DEEDWARR
08/16/2021 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20210816-0110100

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1516

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary B. Wilcox, a married man and Amy E. Wilcox, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David James May, an unmarried man**, 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:**

TRACT I: Land in Davidson County, Tennessee, being Lot No. 411 of Block 84 on the Plan of Plan No. 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

TRACT II: Being a portion of an alley formerly owned by Metropolitan Government and beginning at a point in the Southerly margin of an existing alley at the Northwest corner of the property owned by James R. Baskette, et ux, as of record in Book 2511, Page 137, Register's Office for Davidson County, Tennessee, thence Westwardly along the margin of said alley 25 feet to a point being the Northeast corner of the property owned by Albert H. Johnson, et ux, as of record in Book 3068, Page 599, Register's Office for Davidson County, Tennessee, thence in a Southerly direction between parallel lines 75 feet to a line which measures 25 feet thereon.

Being the same property conveyed to Gary B. Wilcox, a married man and Amy E. Wilcox, an unmarried woman, as Joint Tenant with right of Survivorship, by Warranty deed from James E. Phelps, Jr. and wife, T. Elaine Phelps of record in Instrument No. 20121220-0117320 Register's Office for Davidson County, Tennessee, dated December 19, 2012 and recorded on December 20, 2012. The subject property has not been the residence of Gary B. Wilcox or his spouse.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4502 Indiana Avenue, Nashville, TN 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:
David James May
4502 Indiana Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
091-12-0-312.00

WITNESS THE EXECUTION HEREOF this 13th day of August, 2021.

Gary B. Wilcox by Scott Knabe, attorney in fact
Gary B. Wilcox by Scott Knabe,
Attorney in Fact

Amy E. Wilcox by Scott Knabe, attorney in fact
Amy E. Wilcox by Scott Knabe,
Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 13th day of August, 2021 before me personally appeared Scott Knabe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary B. Wilcox and Amy E. Wilcox, acknowledged that such person executed the same as the free act and deed of Gary B. Wilcox and Amy E. Wilcox.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of ~~Davidson~~) Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 685,000.00.**

Taylor Hubbard
Affiant

Sworn and subscribed before me on this the 13th day of August, 2021.

Notary Public

My Commission Expires: NOTARY PUBLIC

EMILY BETTS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian 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 August 13, 2021.
Date

A. Scott Hubbard
Affiant Signature

8/13/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of August, 2021.

Emily Betts
Notary's Signature

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)