Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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)*

Karen Johnson Davidson County
Batch# 698832 DEEDWARR
08/17/2021 11:07:50 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20210817-0111027

W & I Ref: (DW) Title No.: 62023
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Raymond Thomas Finn III<br>Avni Patel Finn<br>2401 Fairfax Avenue<br>Nashville, TN 37212 | New Owner |

**TAX MAP PARCEL NUMBERS:** 10411017100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy J. Douglas and Jean A. Douglas**, wife and husband, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Raymond Thomas Finn III and Avni Patel Finn** hereinafter called the **Grantees**, Grantees' 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. 2 on the Plan of 24th @ Fairfax, of record in Instrument No. 20121008-0092069, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Douglas and wife, Jean A. Douglas, by Warranty Deed from TriMark Builders, LLC, a Tennessee Limited Liability Company, dated December 16, 2013 and recorded on December 18, 2013, of record in Instrument No. 20131218-0127851, Register's Office for Davidson County, Tennessee.

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 of record in Instrument No. 20121008-0092069, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description, an the following note "Vehicular Access for Lot 2 shall be from 24th Avenue South only."

**This is improved property, known as 2401 Fairfax Avenue, Nashville, TN 37212**

**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 Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTORS FURTHER COVENANT** and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 16th day of August, 2021.

**Timothy J. Douglas**

**Jean A. Douglas**

**State of** Tennessee

**County of** Davidson

On this 16th day of August, 2021, before me the undersigned authority, personally appeared Timothy J. Douglas and Jean A. Douglas, 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: $1,750,000.00.

Affiant

Sworn and subscribed before me this 16th day of August, 2021.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022