PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 701370 DEEDWARR
08/19/2021 02:18:54 PM 2 pgs
Fees: $13.00 Taxes: $3,263.40
20210819-0112523

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61979
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carter Spurgeon Younts Allison Whitney Hicks 2106 19th Avenue South Nashville, TN 37212	Community Mortgage Corporation 142 Timber Creek Dr. Cordova, TN 38018

TAX MAP PARCEL NUMBERS: 10412020400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$882,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathleen Masulis, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Carter Spurgeon Younts and Allison Whitney Hicks, a married couple,** 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 the southerly 50 feet of Lot No. 38 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 56, Register's Office for said County.

Said part of Lot No. 38 fronts 50 feet on the easterly side of 19th Avenue South, formerly Alpine Avenue, and runs back between lines 160.8 feet on its southerly line and 160 feet, more or less, on its northerly line to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Ronald W. Masulis and wife, Kathleen Masulis, by Warranty Deed from Douglas Knight and wife, Catherine Snow, dated August 14, 1992 and recorded on August 17, 1992, of record in Book 8702, page 808, Register's Office for Davidson county, Tennessee. By Quitclaim Deed dated October 9, 1998, recorded October 20, 1998, of record in book 11173, page 778, said Register's Office, the said Ronald W. Masulis conveyed his interest in subject property to Kathleen Masulis, pursuant to the terms of the Divorce Decree, Docket No. 98D-82, Davidson County Circuit Court.

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; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 56, said Register's Office.

This is improved property, known as 2106 19th Avenue South, 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 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 4th day of August, 2021

Kathleen Masulis

Kathleen Masulis

State of Tennessee

County of Davidson

On this 4th day of August. 2021, before me the undersigned authority, personally appeared Kathleen Masulis, 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: $882,000.00.

Affiant

Sworn and subscribed before me this 18th day of August, 2021.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary