PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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# 701372 DEEDWARR
08/19/2021 02:22:19 PM 2 pgs
Fees: $13.00 Taxes: $3,722.20
20210819-0112526

W & I Ref: (DW) Title No.: 62017
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Catherine G. Wallace Roy Trent Wallace 4215 Utah Avenue Nashville, TN 37209	Catherine G. Wallace Roy Trent Wallace 6010 Greenleaf Court Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 10304046900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,006,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie S. Gewin, a single woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine G. Wallace and Roy Trent Wallace, wife and husband,** 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. 2 on the Plan of Resubdivision of Lot 90, Plan of West End Annex, of record in Instrument No. 20050322-0031181, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie S. Gewin, by Warranty Deed from Henry G. Henderson, Jr. and wife, Cheryl O. Henderson, dated June 20, 2013 and recorded on June 24, 2013, of record in Instrument No. 20130624-0064717, 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. 20050322-0031181, 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. Restrictive Covenant for Detached Structure of record in Instrument No. 20060613-0070275, said Register's Office.

This is improved property, known as 4215 Utah 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 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 18th day of August, 2021.

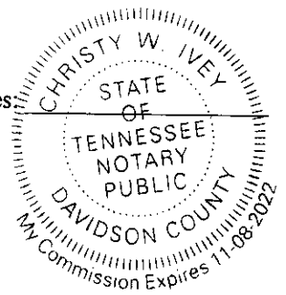
Leslie S. Gewin

State of Tennessee

County of Davidson

On this 18th day of August, 2021, before me the undersigned authority, personally appeared Leslie S. Gewin, 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

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: $1,006,000.00.

Affiant

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

My Commission Expires:



Notary