Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-SmHF-212318

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

Karen Johnson Davidson County
Batch# 702968 **DEEDWARR**
08/23/2021 01:28:10 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20210823-0113699

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 61999
Dav. Co. File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sean Tagge 9167 Bruton Parish Cove Bartlett, Tennessee 38133	SAME

TAX MAP PARCEL NUMBERS: 08411016400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Oscar J. Colon and Lillian E. Rivera**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Sean Tagge** 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. 211 on the Plan of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oscar J. Colon and wife, Lillian E. Rivera, by Warranty Deed from John B. Boynton, Jr. and wife, Glenda F. Boynton, dated December 23, 1996 and recorded on December 31, 1996 or record in Book 10305, page 537, 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, with Owner's Certificate, of record in Book 1835, pages 27 and 28, said Register's Office, which Plan shows a 40 foot minimum building setback line from Modena Drive, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 2318 Modena Drive, Nashville, TN 37214

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.

GRANTORS COVENANT with the said Grantee 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 Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of August, 2021.

Oscar J. Colon

Lillian E. Rivera

State of Tennessee

County of Davidson

On this 17th day of August, 2021, before me the undersigned authority, personally appeared Oscar J. Colon and Lillian E. Rivera, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-21

Notary

My Commission Expires:

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: $275,000.00.

Affiant

Sworn and subscribed before me this 17th day of August, 2021.

Notary

My Commission Expires: 10.17.21

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021