Karen Johnson Davidson County
Batch# 715666 DEEDWARR
09/14/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,310.50
20210914-0123355

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)

W & I Ref: (DM) Title No.: 62077
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carl Wilson Stephanie Wilson 1402 Woodmont Boulevard Nashville, TN 37215	new owner

TAX MAP PARCEL NUMBERS: 117120T00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,165,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Belle Farrell Grande, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carl Wilson and Stephanie Wilson, husband and wife,** hereinafter called the **Grantees**, 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 Unit A, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for the Inez, of record in Instrument No. 20160412-0034898, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Belle Grande by Warranty Deed from Taylor Keen, a married man, dated June 1, 2021 and recorded on June 1, 2021 of record in Inst. No. 20210601-0073344, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed to Mary Belle Farrell Grande from Anthony Louis Grande, a single man, dated August 13, 2021, recorded August 17, 2021, of record in Inst. No. 20210817-0110697, said register's Office, executed in accordance with the terms and conditions of a Final Decree of Divorce and Marital Dissolution Agreement, Case No. 21D851, in the Third Circuit Court 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 shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160412-0034898, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20160412-0034898, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1402 Woodmont Boulevard, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees' heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantees 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 Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 2021

Mary Belle Farrell Grande

State of Tennessee

County of Davidson

On this 8th day of September, 2021, before me the undersigned authority, personally appeared Mary Belle Farrell Grande, 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 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,165,000.00.

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON

Affiant

Sworn and subscribed before me this 10th day of Sept, 2021.

Notary

My Commission Expires: _____

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 9/8/21.

Date

A. Scott Hubbard

Affiant Signature

9/10/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of Sept, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON