Karen Johnson Davidson County
Batch# 718253 DEEDWARR
09/16/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20210916-0124701

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.: 62057
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Julieanne B. Hutchison David D. Hutchison 1703 A Porter Road Nashville, TN 37206	Highlands Residential Mortgage, LTD 950 W. Bethany Drive, Ste 800 Allen, TX 75013

TAX MAP PARCEL NUMBERS: 072150F00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$560,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Tait and Mary Tait**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julieanne B. Hutchison and David D. Hutchison . 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 Unit A as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 1703 Porter Road Townhomes of record in Inst. No. 20130214-0015198, Register's Office for said County, to which Plan reference is herby made for a more complete description.

Being the same property conveyed to Christopher Tait and Mary Tait, husband and wife, by Warranty Deed from Kenneth H. Trope, a married man, dated May 29, 2015 and recorded on May 30, 2018, of record in Inst. No. 20180530-0051621, 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 as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 1703 Porter Road Townhomes of record in Inst. No. 20130214-0015198, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20130214-0015198, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee.

This is improved property, known as 1703 A Porter Road, Nashville, TN 37206

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 7th day of September, 2021

Christopher Tait
Christopher Tait

Mary Tait
Mary Tait

State of Tennessee

County of Davidson

On this 7th day of September, 2021, before me the undersigned authority, personally appeared Christopher Tait and Mary Tait, 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: $560,000.00.

Affiant

Sworn and subscribed before me this 13th day of September, 2021.

My Commission Expires: JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

Notary

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/15/2021 (date ~~of document~~).

Affiant Signature

09/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

