PREPARED BY (AND RETURN TO):

Karen Johnson Davidson County
Batch# 720942 DEEDWARR
09/21/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,711.25
20210921-0126794

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: (DW) Title No.: 62064
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Guerry Clayton McComas, Jr. Erin Elizabeth McComas 104 Zuric Court Nashville, TN 37221	Bond Mortgage 318 Seaboard Lane # 112 Franklin TN 37067

TAX MAP PARCEL NUMBERS: 128150A08900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$462,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betsy P. Schaffer n/k/a Betsy P. Ledbetter, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Guerry Clayton McComas, Jr. and Erin Elizabeth McComas**, husband and wife, hereinafter called the **Grantees**, Grantees' 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. 5 on the Plan of Still Spring Hollow, Section 2, Phase I, of record in Inst. No. 20031111-0164936, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betsy P. Schaffer by Warranty Deed from William Chase Ledbetter, III, married, dated February 22, 2017 and recorded on February 23, 2017, of record in Inst. No. 20170223-0018281, Register's Office for Davidson County, Tennessee. The said Betsy P. Schaffer is now known as Betsy P. Ledbetter.

William Chase Ledbetter, III, spouse of Betsy P. Ledbetter, joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

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 Inst. No. 20031111-0164936, 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 Book 7963, page 400, amended in Book 8179, page 464, Bylaws in Book 8294, page 40, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Still Spring Hollow Owner's Association of record in Book 7930, page 909, said Register's Office; and Stormwater Detention Agreement of record in Inst. No. 20030220-0022601, said Register's Office.

This is improved property, known as 104 Zuric Court, Nashville, TN 37221

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 16th day of September, 2021.

Betsy P. Schaeffer Ledbetter **William Chase Ledbetter, III**

State of Tennessee

County of Davidson

On this 16th day of September, 2021, before me the undersigned authority, personally appeared Betsy P. Schaffer Ledbetter, 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.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

On this 16th day of September, 2021, before me the undersigned authority, personally appeared William Chase Ledbetter, III, 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.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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: $462,500.00.

Affiant

Sworn and subscribed before me this 16th day of September, 2021.

Notary

My Commission Expires: 6/25/25

STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025

Certificate of Authenticity

I, Lisa Virden, do hereby make oath that I am 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 September 16, 2021.

Affiant Signature

September 16, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 16th day of September, 2021.

Notary's Signature
My Commission Expires: 12-13-2022

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal