Karen Johnson Davidson County
Batch# 721208 DEEDWARR
09/22/2021 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,622.30
20210922-0127124

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: (DW) Title No.: 62065
Dav. Co. File: Box 8
#36554

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Todd C. Kagel 2009 Stonehurst Drive Nashville, TN 37215	Wells Fargo PO Box 51162 Los Angeles, CA 90051-5462

TAX MAP PARCEL NUMBERS: 14415004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$979,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debra A. Dodd, a single person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd C. Kagel, a married person**, 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. 417 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra A. Dodd, a single person, by Warranty Deed from Tetsuro Kono and spouse, Seiko Kono, dated September 24, 1991 and recorded on September 25, 1991 of record in Book 8449, page 906, 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 Book 2331, page 142, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Stonehurst Drive, and a 10 foot easement for public utility purposes along the rear line of said lot; AND, a 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as 2009 Stonehurst Drive, 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 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 8th day of September, 2021.

Debra A. Dodd

State of Tennessee

County of Davidson

On this 8th day of September, 2021, before me the undersigned authority, personally appeared Debra A. Dodd, 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: $979,000.00.

Affiant

Sworn and subscribed before me this 8th day of September, 2021.

Notary

My Commission Expires: 10/21/2023

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 21, 2023

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/8/2021.

George E. Mudter, Jr.
Dated 9/8/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/8/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023