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# 724868 DEEDWARR
09/27/2021 02:54:35 PM 2 pgs
Fees: $13.00 Taxes: $1,609.13
20210927-0129676

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62090
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jim DuCharme Jane DuCharme 39 Beach Walker Rd. Fernandina Beach, FL 32034	Jim DuCharme Jane DuCharme 39 Beach Walker Rd. Fernandina Beach, FL 32034

TAX MAP PARCEL NUMBERS: 131030A10400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$434,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Baker and Vergil O'Dell Murrell as Co-Executors, under the Last Will and Testament of Shirley Jenkins**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jim DuCharme and Jane DuCharme, husband and wife,** 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 Building Site No. 104 on the Plan of Arden Place Section One of record in Book 4675, page 29, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley Jenkins by Trustee's deed from Glen Allen Civitts, Trustee, dated June 11, 1993 and recorded on June 11, 1993 of record in Book 8979, page 632, Register's Office for Davidson County, Tennessee. The said Shirley Jenkins has since died. The Last Will and Testament of Shirley Jenkins of record in Case No. 21PR-509 in the Chancery Probate Court for Sumner County, Tennessee, appointed Mark Baker and Vergil O'Dell Murrell as Co-Executors, with full powers to convey 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 Book 4675, page 29, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, amended in Instrument No. 20070816-0098235, Instrument No. 20140801-0069316, Instrument No. 20171017-0106296, 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 4400 Belmont Park Terrace, # 104, 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 24th day of September, 2021.

The Estate of Shirley Jenkins
By:

Mark Baker

Mark Baker, Co-Executor

Vergil Odell Murrell III

Vergil O'Dell Murrell, Co-Executor

State of Tennessee

County of Davidson

On this 24th day of September, 2021, before me the undersigned authority, personally appeared **Mark Baker and Vergil O'Dell Murrell as Co-Executors, under the Last Will and Testament of Shirley Jenkins**, 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: $434,900.00.

Affiant

Sworn and subscribed before me this 24th day of September, 2021.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022