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Karen Johnson Davidson County
Batch# 730075 DEEDWARR
10/05/2021 08:58:40 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20211005-0133528

PREPARED BY (AND RETURN TO):
Ivey Title LLC
Attorneys at Law
104 Woodmont Boulevard, Suite 100
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.: 62109
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John W. McClellan 623 Barrywood Drive Nashville, TN 37220	Truxton Trust 4525 Harding Road, Suite 300 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 14607007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$615,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Robert Jenkins and Nicole Schneider Jenkins, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John W. McClellan, Creed C. McClellan, and Jo Ella McClellan, as Joint Tenants with Right of Survivorship,** 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. 2 on the Plan of Crieve Hall Estates, Section One, Revised, of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Robert Jenkins and wife, Nicole Schneider Jenkins, by Warranty Deed from Michael J. Corcoran and wife, Heather Corcoran, dated March 31, 2014 and recoded on April 4, 2014, of record in Instrument No. 20140404-0028386, 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 1835, pages 122, 123 and 124, said Register's Office, shows an owner's certificate, a 60 foot minimum building setback line from Barrywood Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 623 Barrywood Drive, Nashville, TN 37220

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 1st day of October, 2021.

Jeremy Robert Jenkins

Nicole Schneider Jenkins

State of Tennessee

County of Davidson

On this 1st day of October, 2021, before me the undersigned authority, personally appeared Jeremy Robert Jenkins and Nicole Schneider 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.

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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $615,000.00.

Affiant

Sworn and subscribed before me this 1st day of October, 2021.

Notary

My Commission Expires: 9-6-2022

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.