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)

Karen Johnson Davidson County
Batch# 731541 DEEDWARR
10/07/2021 02:52:31 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20211007-0135079

W & I Ref: (DW) Title No.: 62061
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cooper Jarvis 804 Cleves Street Old Hickory, TN 37138	United Wholesale Mortgage, LLC PO Box 650530 Dallas, TX 75265-0530

TAX MAP PARCEL NUMBERS: 04415016200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward Christensen, a married man, and Jason Christensen, an unmarried man, as Tenants in Common with the Right of Survivorship,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Cooper Jarvis** 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. 248 on the Plan of Village of Old Hickory, Section "A", of record in Book 1424, page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward Christensen, a married man, and Jason Christensen, an unmarried man, as Tenants in Common with the Right of Survivorship by Warranty Deed from Mitzi C. Riley, unmarried, dated October 14, 2016 and recorded on October 18, 2016, of record in Inst. No. 20161018-0109888, 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 Book 1424, page 68, 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 reservation of easements and restrictions of record in Book 1729, page 280, said Register's Office; and Right of Way to Cumberland Telephone and Telegraph Company of record in Book 662, page 743, said Register's Office.

This is improved property, known as 804 Cleves Street, Old Hickory, TN 37138

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.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' 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 30th day of September, 2021.

Edward Christensen **Jason Christensen**

State of Tennessee

County of Davidson

On this 30th day of September, 2021, before me the undersigned authority, personally appeared Edward Christensen and Jason Christensen, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2021.

Notary

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024