39B

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

Karen Johnson Davidson County
Batch# 731848 DEEDWARR
10/08/2021 10:33:10 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20211008-0135470

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62115
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nathan England 2906 Mavert Drive Nashville, TN 37211	CapStar Bank 2002 Richard Jones Rd #300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 11915011700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicholas Mendelke and Anne Mendelke, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Nathan England, a single man,** 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. 16 on the Plan of Section Three, Southlake, of record in Plat Book 2331, page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 16 fronts 60 feet on the East side of Mavert Drive and extends back between lines 247.5 feet on the Norht line and 263.4 feet on the South line to a dead line in the rear, which is a broken line, measuring 133 feet thereon.

Being the same property conveyed to Nicholas Mendelke and Anne Mendelke, husband and wife, by Warranty Deed from Shawn P. Kehoe and Christie Kehoe, husband and wife, dated May 1, 2018 and recorded on May 2, 2018, of record in Inst. No. 20180502-0041851, 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 2331, page 97, said Register's Office, which Plan shows a 35 foot minimum building setback line from Mavert 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 southwesterly front corner of said lot.

This is improved property, known as 2906 Mavert Drive, Nashville, TN 37211

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 6th day of October, 2021.

Nicholas Mendelke **Anne Mendelke**

State of Tennessee

County of Davidson

On this 6th day of October, 2021, before me the undersigned authority, personally appeared Nicholas Mendelke and Anne Mendelke, 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:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2022

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: $410,000.00.

Affiant

Sworn and subscribed before me this 6th day of October, 2021.

Notary

My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022