PREPARED BY (AND RETURN TO):

WILKINS AND IVEY

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 741193 DEEDWARR
10/21/2021 03:01:31 PM 2 pgs
Fees: $13.00 Taxes: $3,478.00
20211021-0141609

W & I Ref: (DM) Title No.: 62076
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cahill Irrevocable Trust, dated October 7, 2021 6712 Currywood Drive Nashville, TN 37205	new owners

TAX MAP PARCEL NUMBERS: 11506005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$940,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lora D. Thomas, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher M. Cahill, Trustee of the Cahill Irrevocable Trust, dated October 7, 2021,** 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. 48 on the Plan of West Meade Hills Section Two, of record in Book 2900, page 98, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lora D. Thomas by Warranty Deed from Steinmetz, Inc., and Mark Insana dated August 7, 2015 and recorded on August 10, 2015, of record in Inst. No. 20150810-0079767, 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 2900, page 98, said Register's Office, which Plan shows a 40, foot minimum building setback line from Currywood Drive, a 10 foot easement for public utility purposes along the rear line of said lot, a 2.5 by 30 foot utility anchor easement located on the northwesterly front corner of said lot, an overhang along the front line of said lot and a 10 foot drainage easement along the westerly side line of said lot.

This is improved property, known as 6712 Currywood Drive, Nashville, TN 37205

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 20th day of October, 2021.

Lora D. Thomas

State of Tennessee

County of Davidson

On this 20th day of October, 2021, before me the undersigned authority, personally appeared Lora D. Thomas, 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: $940,000.00.

Affiant

Sworn and subscribed before me this 20th day of October, 2021.

My Commission Expires: GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary