Karen Johnson Davidson County
Batch# 751938 DEEDWARR
11/09/2021 11:09:23 AM 2 pgs
Fees: $13.00 Taxes: $5,938.50
20211109-0149426

PREPARED BY (AND RETURN TO):
Wilkins & Ivey
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)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

W & I Ref: (DM) Title No.: 62129
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wentworth McGovern 126 Blackburn Avenue Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13001015300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,605,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dale Ross Campbell and wife, Kisha Oliver Campbell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wentworth McGovern,*** 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:**

*unmarried woman

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Book 421, pages 94 and 95, Register's Office for said County, to which Map reference is made for a more complete description.

Being the same property conveyed to Dale Ross Campbell and wife, Kisha Oliver Campbell, by Warranty Deed from Albert W. Richardson and wife, Pamela Short Richardson, dated August 29, 2002 and recorded on September 4, 2002, of record in Inst. No. 20020904-0107129, 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 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 94 and 95, said Register's Office; Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5408, page 97, said Register's Office.

This is improved property, known as 126 Blackburn Avenue, 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 29th day of October, 2021.

Dale Ross Campbell

Kisha Oliver Campbell

State of Tennessee

County of Davidson

On this 29th day of October, 2021, before me the undersigned authority, personally appeared Dale Ross Campbell and Kisha Oliver Campbell, 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 11-08-2022

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: $1,605,000.00.

Affiant

Sworn and subscribed before me this 29th day of October, 2021.

Notary

My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024