Karen Johnson Davidson County
Batch# 754085 DEEDWARR
11/12/2021 02:57:46 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20211112-0151084

PREPARED BY (AND RETURN TO):
*Wilkins and Ivey, Attys*

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: (DM) Title No.: 62181
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Daria Vander Maten<br>286 Garry Drive<br>Nashville, TN 37211 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 13413004200

# *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 **Cindy D. Lockhart, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daria Vander Maten, an unmarried woman,** 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. 108 on the Plan of Kenilworth Estates, Section One of record in Book 2900, pages 105 and 106, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy D. Lockhart by Warranty Deed from Kimberly Kemp and Sherrie Kemp and Phyllis McCasland, individually and Executrix of the Estate of Joy B. Kemp, also known as Joy B. Aldred, dated May 14, 2021 and recorded on May 14, 2021, of record in Inst. No. 20210514-0065654, 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; The Plan, with Owner's Certificate, of record in Book 2900, pages 105 and106, said Register's Office, which Plan shows a 40, foot minimum building setback line from Garry Drive and 10 foot easement for public utility purposes along the rear line of said lot.

**This is improved property, known as 286 Garry 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 12th day of November, 2021.

**Cindy D. Lockhart**

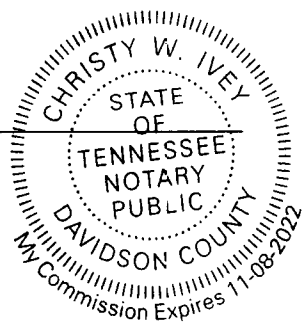
**State of Tennessee**

**County of Davidson**

On this 12th day of November, 2021, before me the undersigned authority, personally appeared Cindy D. Lockhart, 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:




**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 12th day of November, 2021.

Notary

My Commission Expires:

