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

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 754089 DEEDWARR
11/12/2021 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,501.20
20211112-0151090

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62169-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert A. Rosen and Christine Lynn Rosen, Trustees of the Lynnwood Trust dated May 5, 2020, and any amendments thereto 4810 Idaho Avenue Nashville, TN 37209	Synovus Bank its Successors And/Or Assigns as their interest may appear 800 Shades Creek Parkway Birmingham, AL 35209

TAX MAP PARCEL NUMBERS: 10303014300 and 10303014400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$676,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley Williams and wife, Angela Williams**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert A. Rosen and Christine Lynn Rosen, Trustees of the Lynnwood Trust dated May 5, 2020, and any amendments thereto** 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 the westerly 57 feet of Lot No. 711 of Block No. 33 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said part of Lot No. 711 fronts 57 feet on the northerly side of Idaho Avenue, formerly 5th Avenue, and runs back between parallel lines, with the easterly margin of 49th Avenue North, formerly 8th Street, 150 feet to an alley.

Being the same property conveyed to Bradley Williams and wife, Angela Williams, by Warranty Deed from Kenneth B. Edwards and wife, Edith C. Edwards, dated December 12, 2003 and recorded on December 16, 2003, of record in Inst. No. 20031216-0179778, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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 57, page 103, said Register's Office; Easement to the City of Nashville for storm sewers of record in Book 1677, page 319, said Register's Office.

And also conveyed without warranties of title is the following tract described as follows:
Land in Davidson County, Tennessee, being a part of Lot No. 711 of Block No. 33 on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, said Register's Office, and being the same

property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale dated December 16, 1974, of record in book 5413, page 886, said Register's Office.

Being the same property conveyed to Bradley and Angela Williams by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated November 8, 2018 and recorded on November 29, 2018, of record in Inst. No. 20181129-0116418, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4810 Idaho Avenue, Nashville, TN 37209

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 4th day of November, 2021.

Bradley Williams

Angela Williams

State of: Colorado

County of: Gunnison

On this , 2021 before me the undersigned authority, personally appeared Bradley Williams and Angela Williams, 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: Aug 23, 2025

JEREMY HENK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20214033566
MY COMMISSION EXPIRES AUG. 23, 2025

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: $676,000.00.

Affiant

Sworn and subscribed before me this 12 day of November, 2021.

Notary

My Commission Expires:

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