PREPARED BY (AND RETURN TO):

Karen Johnson Davidson County
Batch# 763633 DEEDWARR
12/01/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20211201-0158406

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
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: (DW) Title No.: 62047
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| McClain Investments TN, LLC<br>618A Hamilton Avenue<br>Nashville, TN 37203 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 10416034800

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry Alison Griffith, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **McClain Investments TN, LLC**, a Tennessee limited liability company, 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 easterly half of Lot No. 33 of the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, said Register's Office.

Said part of said lot fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to Terry Alison Griffith by Warranty Deed from Gerry E. Snoddy, married, dated April 12, 2006 and recorded on April 17, 2006, of record in Inst. No. 20060417-0043492, 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 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 34, said Register's Office.

**This is improved property, known as 1513 Ashwood Avenue, Nashville, TN 37212**

**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 19th day of November, 2021.

Terry Alison Griffith

**Terry Alison Griffith**

**State of** Tennessee

**County of** Davidson

On this 19th day of November, 2021, before me the undersigned authority, personally appeared Terry Alison Griffith, 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: $875,000.00.

Affiant

Sworn and subscribed before me this 19th day of November, 2021

My Commission Expires: 3-1-2023

Notary

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **do hereby make oath that I am a licensed**

**Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/19/2021 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 11/19/2021

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 19 **day of** November, **2**021.

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.6.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM