Karen Johnson Davidson County
Batch# 766629 DEEDWARR
12/03/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20211203-0160457

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215856B

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$2,000,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of November, 2021.

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30 day of November, 2021, among:

SUSANA DA SILVA SOEIRO DANTAS MARTINS WILKINSON BEING ONE AND THE SAME AS SUSANA MARTINS AND OR SUSANA WILKINSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KEVIN MCDERMOTT AND DEBORAH MCDERMOTT, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Resubdivision of Whitworth of Phase 01, Resverve Parcel "B" of record in Plat Book 7900, Page 643, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Corida Harrington, married and Ryan Hunter Wilkinson, unmarried, and Susana Da Silva Soeira Dantas Martins, unmarried by Special Warranty deed from Renasant Bank of record in Instrument No. 20110503-0033866 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 03, 2011.

Being the same property conveyed to Ryan Hunter Wilkinson one-half (1/2) of all my right, title and interest and Susana Da Silva Soeiro Dantas Martins one-half (1/2) of all my right, title and interest by Quit Claim deed from Cordia Harrington of record in Instrument No. 20120111-0003053 Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on January 11, 2012.

Being the same property conveyed to Susan Da Silva Seoeiro Dantas Martins Wilkinson,being one and the same as Susan Martins and/or Susan Martins Wilkinson by Quitclaim deed from Ryan Hunter Wilkinson being one and the same as Ryan Wilkinson and/or Hunter Wilkinson of record in Instrument No. 20191001-0099797 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on October 01, 2019.

Being also known as 103 Wyn Oak Circle Nashville, Tennessee 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

SSwilkinson

Susana Martins Wilkinson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Susana Martins Wilkinson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of November, 2021.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Kevin McDermott & Deborah McDermott
Address: 103 Wyn Oak Circle
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: **NEW OWNER**
Address: _____
City, State, Zip: _____

Tax ID: 104-14-0G-153.00-CO

Certificate of Authenticity

I, **Nick Harris**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-30-2021.

Affiant Signature

11-30-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of November, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY