Karen Johnson Davidson County
Batch# 771553 DEEDWARR
12/10/2021 10:55:57 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20211210-0164001

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.: 62208
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tara McGuire Kathleen W. Fulk 1411 10th Avenue North Nashville, TN 37208	First Bank 2301 21st Avenue South Suite 350 Nashville, TN 37212

TAX MAP PARCEL NUMBERS: 08112037800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paula Diane Godsey, Trustee of the Paula Diane Godsey Living Trust, as to a 50% undivided interest and Paula Diane Godsey, Trustee of the Paula Godsey Trust, as to a 50% undivided interest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen W. Fulk, married and Tara McGuire, married, as joint tenants with rights of survivorship,** 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. 130 on the Plan of McGavock's Town North Nashville of record in Plat Book 21, page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being property conveyed to Paula Diane Godsey, Trustee of the Paula Godsey Trust, as to a 50% undivided interest and Paula Diane Godsey, Trustee of the Paula Diane Godsey Living Trust, as to a 50% undivided interest by Warranty Deed from Jennifer Hamm, a single person, dated September 10, 2014, recorded September 12, 2014, of record in Inst. No. 20140912-0083699, 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 of record in Book 21, page 23, said Register's Office.

This is improved property, known as 1411 10th Avenue North, Nashville, TN 37208

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 9th day of December, 2021.

Paula Godsey, Trust
By:
Paula Diane Godsey, Trustee
Paula Diane Godsey, Trustee

Paula Diane Godsey Living Trust
BY:
Paula Diane Godsey, Trustee
Paula Diane Godsey, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **Paula Diane Godsey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Trustee** of **the Paula Godsey Trust and of the Paula Diane Godsey Living Trust**, the within named bargainor, and the execution of the foregoing instrument as such Trustee for the purposes therein contained, by signing in the name of the Trust.
Witness my hand and official seal, at office in Tennessee this the 9th day of December, 2021

Notary Public

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: $535,000.00.

Affiant

Sworn and subscribed before me this 9th day of December, 2021.

Notary

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022