PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

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: (DW) Title No.: 62209
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Adkins Amy Y. Adkins Caroline Young 915 Battlefield Drive Nashville, TN 37204	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 44141

TAX MAP PARCEL NUMBERS: 11806009600

Karen Johnson Davidson County
Batch# 788652 **DEEDWARR**
01/12/2022 11:58:58 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20220112-0004271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,075,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah C. Stallings, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Young Adkins and Steven Adkins, wife and husband and Caroline Young, an unmarried woman, as tenants in common 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. 4 in Block "H" on the Map of Battlefield Estates, Section 2, as of record in Book 843, page 108, Register's Office for Davidson County, Tennessee, together with, as an appurtenance thereto, that certain easement for driveway purposes of record in Book 5316, page 706, said Register's Office.

Being the same property conveyed to Christopher D. Coldren and Sarah C. Stalling, husband and wife, by Warranty Deed from Susan K. Hoffman and Gregory L. Langeliers, both unmarried, dated June 10, 2013 and recorded on June 11, 2013, of record in Instrument No. 20130611-0059466, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated May 4, 2017, recorded May 8, 2017, of record in Instrument No. 20170508-0045553, said Register's Office, Christopher D. Coldren, unmarried, conveyed his interest in subject property to Sarah C. Stallings, unmarried. The parties, in fact, remain married. Sarah C. Stalling and Sarah C. Stallings are one and the same person.

Christopher D. Coldren, spouse of Sarah C. Stallings, joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

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 843, page 108, said Register's Office. Easement for joint driveway purposes of record in Book 5316, page 706, said Register's Office.

This is improved property, known as 915 Battlefield Drive, Nashville, TN 37204

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 ~~7th~~ 5th day of January, 2022.

Sarah C. Stallings

Christopher D. Coldren

State of Tennessee

County of Davidson

On this ~~7th~~ 5th day of January, before me the undersigned authority, personally appeared Sarah C. Stallings and Christopher D. Coldren, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00.

Affiant

Sworn and subscribed before me this 7th day of January, 2022.

Notary

My Commission Expires: _____