Karen Johnson Davidson County
Batch# 796173 DEEDWARR
01/27/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20220127-0009792

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: (DM) Title No.: 62386
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Simpson 3709 Estes Road Nashville, TN 37215	Same

TAX MAP PARCEL NUMBERS: 11612008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marvin S. Blair, Jr. and Joann M. Blair, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Simpson,** 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 southerly half of Lot No. 6 and the northerly half of Lot No. 7 of Block D on the map of Woodmont Lane Homesites, as of record in Book 1130, page 13, said Register's Office.

Said parts of Lots Nos. 6 and 7 front together 100 feet on the westerly side of Estes Road and run back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Marvin S. Blair, Jr., and wife, Joann M. Blair by Warranty Deed from J. Craig Palmer, unmarried, dated June 20, 2011 and recorded on June 22, 2011 of record in Instrument No. 20110622-0047711, 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; The Plan, with Owner's Certificate, of record in Book 1130, page 13, said Register's Office.

This is improved property, known as 3709 Estes Road, Nashville, TN 37215

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 18th day of January, 2022.

Marvin S. Blair, Jr.

Joann M. Blair

State of Tennessee

County of

On this 18th day of January, 2022, before me the undersigned authority, personally appeared Marvin S. Blair, Jr. and Joann M. Blair, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Mcmn

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00.

Affiant

Sworn and subscribed before me this 18 day of January, 2022

Notary

My Commission Expires: 2/28/2022

202201270009792

I, Kim Skinner, 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 1/18/2022.

Affiant Signature

1/18/2022
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 18 day of January, 2022.

Notary Signature

Commission Expires: 11/19/25

