Karen Johnson Davidson County
Batch# 809643 DEEDWARR
02/22/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220222-0020196

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.: 62402
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Mulvihill Paula Mulvihill 6548 Buttercup Drive Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 155160A37000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter Bohn and Alma Bohn, husband and wife**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Mulvihill and Paula Mulvihill, husband and wife,** 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. 370 on the Plan of Traceside Section 11, of record in Book 11700, pages 59-61, amended in Instrument No. 20000922-0094253, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter Bohn and spouse, Alma Bohn, by Warranty Deed from Karen L Griffin, unmarried, dated June 30, 2005 and recorded on July 1, 2005 of record in Instrument No. 20050701-0076024, 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; The Plan of record in Book 11700, pages 59-61, amended in Instrument No. 20000922-0094253, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504; Book 9435, page 493; Book 9668, page 899; Instrument No. 20010116-0004786; Instrument No. 20020111-0004996, rerecorded in Instrument No. 20020116-0006610, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 6548 Buttercup Drive, Nashville, TN 37221

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 February, 2022.

Walter Bohn

Walter Bohn

Alma Bohn

Alma Bohn

State of Tennessee

County of Davidson

On this 9th day of February, 2022, before me the undersigned authority, personally appeared Walter Bohn and Alma Bohn, 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 :

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Sworn and subscribed before me this 9th day of February, 2022.

Notary

My Commission Expires: November 6, 2024

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/9/22 (date of document).

Frank Roberts

2/9/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9 day of February, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

