PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys a

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 816078 DEEDWARR
03/04/2022 02:11:31 PM 2 pgs
Fees: $13.00 Taxes: $4,749.88
20220304-0025155

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62417
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Phillipia A. Pundor Stephen A. Pundor 2006 Castleman Drive Nashville, TN 37215	New Owners

TAX MAP PARCEL NUMBERS: 13106001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,283,750.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Scott Hubbard and Heather Joy Hubbard, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Phillipia A. Pundor and Stephen A. Pundor, wife and husband,** 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. 16 of Block 6 on the Plan of Overton Hills, of record in Book 843, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Scott Hubbard and wife, Heather Joy Hubbard, by Warranty Deed from Beulah Joyce Johnson, unmarried, dated November 30, 2004 and recorded on December 2, 2004, of record in Instrument No. 20041202-0143543, 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 843, page 66, said Register's Office.

This is improved property, known as 2006 Castleman Drive, 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.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DEC 22 2006

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' 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 2nd day of March, 2022.

Michael Scott Hubbard **Heather Joy Hubbard**

State of Tennessee

County of Davidson

On this 2nd day of March, 2022, before me the undersigned authority, personally appeared Michael Scott Hubbard and Heather Joy Hubbard, 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.



Notary

My Commission Expires: _____

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: $1,283,750.00.

Affiant

Sworn and subscribed before me this 2nd day of March, 2022.

Notary

My Commission Expires: _____

