Karen Johnson Davidson County
Batch# 826518 DEEDWARR
03/22/2022 02:54:01 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20220322-0032964

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.: 62457
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Lee Stewart 567 McMurray Drive Nashville, TN 37211	Michael Lee Stewart 567 McMurray Drive Nashville, TN 37211

TAX MAP PARCEL NUMBERS: 16107002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dianne Leaver,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Lee Stewart** 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. 23 on the Plan of McMurray Woods, Section Two, of record in Book 3300, page 17, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Dianne Leaver and Debbie A. Barron as tenants in common as to a one-half interest each, by Executor's Quitclaim deed from Diane Crawford Leaver, individually and as Executrix of the Estate of Thomas G. Dortch, and Deborah Morris Barron, individually, dated March 23, 2022 and recorded as Inst. No. 20220322-0032962, Register's Office for Davidson County, Tennessee. And being the same property vested entirely in Dianne Leaver by Warranty Deed from Debbie A. Barron conveying Barron's one-half interest to Leaver, said Warranty Deed being dated March 23, 2022, of record as Inst. No. 20220322-0032963, said Register's Office.

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, with Owner's Certificate, of record in Book 3300, page 17, said Register's Office, which Plan shows a 90 foot minimum building setback line from McMurray Drive, and 10 foot easements for public utility purposes along the rear and easterly side lines of said lot.

This property was never used as Grantor's primary residence.

This is improved property, known as 567 McMurray Drive, Nashville, TN 37211

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 21st day of March, 2022.

Dianne Leaver

Dianne Leaver

State of Tennessee

County of Davidson

On this 21st day of March, 2022, before me the undersigned authority, personally appeared Dianne Leaver, 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 Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

Sworn and subscribed before me this 21st day of March, 2022.

My Commission Expires: _____

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

Notary