PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at

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

Karen Johnson Davidson County
Batch# 826716 DEEDWARR
03/23/2022 09:59:33 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00
20220323-0033228

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62423
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Madeleine Sloan Crawford Allen Duncan M. Allen 3605 Hampton Avenue Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11705006600

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lester B. Glover, Jr. and Mary S. Glover, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Madeleine Sloan Crawford Allen and Duncan M. Allen, 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 the westerly 50.0 feet of Lot No. 13 and the easterly 75.0 feet of Lot No. 14 on the map of Henry Sperry's Subdivision of record in Plat Book 974, page 21, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 125.0 feet on the southerly side of Hampton Avenue and run back between parallel lines 315.0 feet to a dead line in the rear on which they measure 125.0 feet.

Being the same property conveyed to Lester B. Glover, Jr., and wife, Mary S. Glover by Warranty Deed from Margaret M. Davenport, married, dated July 7, 2003 and recorded on July 10, 2003, of record in Instrument No. 20030710-0095435, 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; All Matters shown on the Plan of record in Book 974, page 21, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3943, page 924, said Register's Office.

This is improved property, known as 3605 Hampton Avenue, 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 21st day of March, 2022.

Lester B. Glover, Jr. **Mary S. Glover**

State of Tennessee

County of Davidson

On this 21st day of March, 2022, before me the undersigned authority, personally appeared Lester B. Glover, Jr. and Mary S. Glover, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00.

Affiant

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

Notary

My Commission Expires: 01.08.2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE