Karen Johnson Davidson County
Batch# 862045 DEEDWARR
05/24/2022 02:46:04 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20220524-0060275

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

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

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62643
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
The Living Trust of Edwin and Marie Kirkland 3713 Whitland Avenue Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10409022000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,900,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gardner Bell and Jean Anne Tipps, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Living Trust of Edwin and Marie Kirkland, Edwin Kirkland and Marie Kirkland, Co-Trustees,** 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. 6 and the Northerly 100 feet front of Lot No. 29 on the Map of Mrytlewood, as of record in Book 547, page 106, Register's Office for said County.

Said Lot No. 6 is a triangular lot fronting 85 feet on the Southerly side of Whitland Avenue and running back 192 feet on the Easterly line and 209 feet on the Southwesterly line to a point in the North line of Lot No. 11, said point being 44 feet 6 inches West of the West line of Lot No. 8.

Said part of Lot No. 29 is a triangular lot fronting 100 feet on the Easterly side of Leonard Avenue and running back 209 feet on the Northeasterly line and 170 feet, more or less, on the Southwesterly line to the common corner of Lots No. 6 and 29, said corner being 44 feet 6 inches West of the West line of Lot No. 8. Property, together with and subject to a Quitclaim Deed of Easement of record in Book 8753, page 277, said Register's Office.

Being the same property conveyed to Gardner Bell, unmarried, and Jean Ann Tipps, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Michael P. Tabor and wife, Karen D. Tabor, dated April 24, 2019 and recorded on April 25, 2019, of record in Inst. No. 20190425-0038286, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated April 24, 2019, recorded April 30, 2020, of record in Inst. No. 20200430-0045423, said Register's Office, subject property was conveyed to Gardner Bell and Jean Ann Tipps, husband and wife.

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 547, page 106; Restrictive Covenant for Detached Structure of record in Inst. No. 20020927-0118123, said Register's Office; and Easement for boundary fence and ingress and egress for pedestrian and vehicular traffic, of record in Book 8753, page 277, said Register's Office.

This is improved property, known as 3713 Whitland Avenue, Nashville, TN 37205

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 19th day of May, 2022

Gardner Bell **Jean Anne Tipps**

State of Kentucky

County of Fayette

On this 19th day of May, 2022, before me the undersigned authority, personally appeared **Gardner Bell,** 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: 7-9-25

Zachary Tyler Bryant
Notary ID: KYNP32821
Comm Exp: 07/09/2025

State of Tennessee

County of Davidson

On this 23rd day of May, 2022, before me the undersigned authority, personally appeared **Jean Anne Tipps,** 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:

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

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: $1,900,000.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2022.

Notary

My Commission Expires

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