Karen Johnson Davidson County
Batch# 878736 DEEDWARR
06/27/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220627-0073310

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.: 62685
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joel Lee Wilburn 3815 Dartmouth Avenue Nashville, TN 37215	Joel Lee Wilburn 340 N Harper Ave Los Angeles, CA 90048

TAX MAP PARCEL NUMBERS: 11608011500

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Willard Nardone, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joel Lee Wilburn** 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. 8 of Block "C" on the Map of Woodmont Lane Homesites of record in Book 1130, page 13, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Emily Willard, unmarried, by Warranty Deed from Mark Cowden, married, dated July 30, 2013 and recorded on July 31, 2013, of record in Inst. No. 20130731-0079931, Register's Office for Davidson County, Tennessee. The said Emily Willard is now known as Emily Willard Nardone.

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 1130, page 13, said Register's Office, which Plan shows a 50 foot minimum building setback line from Dartmouth Lane and a 10 foot easement for public utility purposes along the rear line of said lot; Subject to the flow of Sugartree Creek over so much of the premises as may lie therein.

Christopher R. Nardone, spouse of Emily Willard Nardone, joins in execution of this instrument solely to convey any marital interest he may have in subject property.

This is improved property, known as 3815 Dartmouth 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 June, 2022.

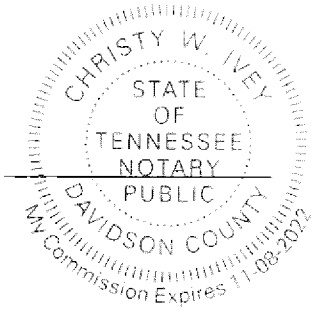
Emily Willard Nardone

Christopher R. Nardone

State of Tennessee

County of Davidson

On this 21st day of June, 2022, before me the undersigned authority, personally appeared **Emily Willard Nardone and Chris Nardone**, 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: $750,000.00.

Affiant

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

Notary

My Commission Expires: 10·02·2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on **6/21/2022** (date of document).

Affiant Signature

6/21/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **June**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

