Karen Johnson Davidson County
Batch# 880793 DEEDWARR
06/29/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20220629-0075429

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.: 62662
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Jay Joyce P.O. Box 160886 Nashville, TN 37216	NEW OWNER

TAX MAP PARCEL NUMBERS: 06213002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claude E. Carter, as surviving joint tenant, currently unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Jay Joyce, a single person,** 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. 13 on the Map of Riverwood Subdivision of record in Book 547, page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Buell Sullivan and Claude E. Carter, both unmarried, as joint tenants with right of survivorship and not as tenants in common by Warranty Deed from William N. Hance and wife, Mary M. Hance, dated April 24, 1995 and recorded on April 28, 1995, of record in Book 9657, page 42, Register's Office for Davidson County, Tennessee. The said Buell Sullivan has since died on June 6, 2021.

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 547, page 62, said Register's Office. Subject to Deed of Flowage Easement to United States of America for Cheatham Lock and Dam Project of record in Book 2279, page 124, said Register's Office. Subject to the flow of the Cumberland River over so much of the premises as may lie thereon along the rear of subject property.

This is improved property, known as 3716 Cedarwood Drive, Nashville, TN 37216

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 24th day of June, 2022.

Claude E. Carter

State of Tennessee

County of Davidson

On this 24th day of June, 2022, before me the undersigned authority, personally appeared Claude E. Carter, 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: $1,400,000.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2022.

Notary

My Commission Expires: _____

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

Authentisign ID: ECDEBAB1-EDF3-EC11-B47A-14CB655B3126

True Copy Certification

I, **Kaz Arbogast,** 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 this the 24th day of June, 2022.

Affiant Signature
Date 06/24/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

