Karen Johnson Davidson County
Batch# 897984 DEEDWARR
08/03/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220803-0088317

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: (DW) Title No.: 62735
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Holley 261 Morton Avenue Nashville, TN 37211	NEW OWNER

TAX MAP PARCEL NUMBERS: 11914022600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amanda L. Willcox, Trustee of the Mary Czerwinski Irrevocable Trust dated April 7, 2022**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Holley** 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 Pleasant View Subdivision of record in Book 421, page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Czerwinski by Cash Deed for Tennessee dated January 5, 2004 and recorded on January 9, 2004 of record in Instrument No. 20040109-0004112, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated April 21, 2022, recorded April 25, 2022 of record in Instrument No. 20220425-0047226, said Register's Office, subject property was conveyed to Amanda L. Willcox, Trustee of the Mary Czerwinski Irrevocable Trust, dated April 7, 2022.

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 421, page 134, said Register's Office.

This is improved property, known as 261 Morton Avenue, 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 July, 2022.

The Mary Czerwinski Irrevocable Trust dated April 7, 2022

By: Amanda L. Willcox
Amanda L. Willcox, Trustee

SHAILA M RECTOR NOTARY PUBLIC BARTOW COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 01, 2025

State of Georgia

County of Bartow

On this 21st day of July, 2022, before me the undersigned authority, personally appeared Amanda L. Willcox, Trustee of the Mary Czerwinski Irrevocable Trust dated Arpil 7, 2022, 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.

Shaila M R
Notary

My Commission Expires: 9/1/25

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: ~~$375,000.00~~ 340.060.00 AH

Affiant

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

Brooke Hicks
Notary

My Commission Expires: 5/9/2026

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/03/2022 ____ (date of document).

Affiant Signature

08/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025