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

Karen Johnson Davidson County
Batch# 952647 **DEEDWARR**
12/16/2022 02:23:02 PM 2 pgs
Fees: $13.00 Taxes: $2,663.63

20221216-0130417

Ivey Title, LLC Ref: (DM) Title No.: 62937
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tracie C. Small Cynthia L. French Rafael Guevara 108 Allendale Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11608007400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$719,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary P. Downey, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tracie C. Small and husband Rafael Guevara, as to a 50% (fifty percent) interest, Cynthia L. French, as to a 50% (fifty percent) interest, the 50% (fifty percent) interests, as they relate to one another, to be held as joint tenants with right of survivorship,** 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. 117 on the Plan of a Resubdivision of Lots 116 and 117 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Book 4885, page 85, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William W. Downey and wife, Gail D. Downey, by Warranty Deed from William W. Downey, dated January 13, 1977 and recorded on January 17, 1977, of record in Book 5106, page 398, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated November 10, 1980, recorded November 11, 1980, of record in Book 5676, page 664, said Register's Office, subject property was conveyed to William W. Downey. Subject property was further conveyed to Mary P. Downey by Quitclaim Deed from William W. Downey, dated October 30, 2001, recorded November 13, 2001, of record in Inst. No. 20011113-0124590, said Register's Office.

William W. Downey, spouse of Mary P. Downey, joins in the execution of this instrument soley to convey any and all interest he may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4885, page 85, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description.

This is improved property, known as 4024 Woodmont Boulevard, 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 15th day of December, 2022.

Mary P. Downey

William W. Downey

State of Tennessee

County of Davidson

On this 15th day of December, 2022, before me the undersigned authority, personally appeared, **Mary P. Downey and William W. Downey,** 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 07-06-2026

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: $719,900.00.

Affiant

Sworn and subscribed before me this 15th day of December, 2022.

Notary

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026