**This Instrument Prepared By**
**Evans Petree Bourland Heflin PC**
**David L. Bourland, Esq.**
**1715 Aaron Brenner Drive Suite 800**
**Memphis, TN 38120**
**(901) 525-6781**

Karen Johnson Davidson County
Batch# 953279 DEEDWARR
12/19/2022 03:21:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0131158

***This instrument prepared without the benefit of a title search.***

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 28 day of November, 2022, by and between Julia Taylor Wilkins, Unmarried (herein "Grantor"), and First Horizon Bank, Trustee of the Julia Taylor Wilkins Revocable Living Trust dated November 20, 1996 (herein "Grantee").

**WITNESSETH**:

that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the city of Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 614A, 614 South 11th Street Townhomes, as established by Master Deed, as shown on plat of record in Instrument No. 20151014-0104476, as amended in Instrument No. 20160414-0035633 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This is the same property conveyed to Julia Taylor Wilkins by Warranty Deed of record under Instrument No. 20161003-0104089, in the Register's Office of Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered except for property taxes and subdivision restrictions, building lines, easements and other encumbrances of record in the Register's Office of Davidson County, Tennessee; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of Grantor the day and year first above written.

Julia Taylor Wilkins

Julia Taylor Wilkins

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Julia Taylor Wilkins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 day of November, 2022.

Tara Tomlin Horton

Notary Public

My Commission Expires: 3/18/2025

TARA TOMLIN HORTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES MARCH 18, 2025

**NO TENNESSEE RECORDING TAX IS REQUIRED TO BE PAID UPON THE FILING OF THIS DEED BY VIRTUE OF THE EXEMPTION GRANTED UNDER TCA Sec. 67-4-409(a)(1)(C)(vi).**

Tax Parcel Identification: 094010D001.00

Property Address: 614 South 11th Street, Unit A, Nashville, TN 37206

Mail Tax Bills To: First Horizon Bank, Trustee of the
Julia Taylor Wilkins Revocable Living Trust
dated November 20, 1996
Attn: Laurinda T. Ingram
4385 Poplar Ave.
Memphis, TN 38117

Property Owner
and Address: First Horizon Bank, Trustee of the
Julia Taylor Wilkins Revocable Living Trust
dated November 20, 1996
Attn: Laurinda T. Ingram
4385 Poplar Ave.
Memphis, TN 38117