PREPARED BY: XXXXXXXXXX

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# 971497 DEEDWARR
02/16/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230216-0011348

Ivey Title, LLC Ref: (DM) Title No.: 62921
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Olivia Walker-Chaffin Richmond Chaffin 4702 Utah Avenue Nashville, TN 37209	Same as New owner

TAX MAP PARCEL NUMBERS: 10303022500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$735,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Oscar Robert Anderson and Elizabeth Marilyn Harvey**, husband and wife, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Olivia Lauren Walker-Chaffin and Richmond Chaffin, a married couple,** 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 5 on the Map of Sylvan Park of record in Book 332, page 104, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Oscar Robert Anderson and Elizabeth Marilyn Harvey, husband and wife, by Warranty Deed from Ruth W. Galvarro, unmarried, dated November 9, 2017 and recorded November 13, 2017, of record in Inst. No. 20171113-0116590, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 104, said Register's Office.

This is improved property, known as 4702 Utah Avenue, Nashville, TN 37209

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 15 day of February, 2023.

Oscar Robert Anderson **Elizabeth Marilyn Harvey**

State of Tennessee

County of Davidson

On this 15 day of February, 2023, before me the undersigned authority, personally appeared Oscar Robert Anderson and Elizabeth Marilyn Harvey, 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.

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

My Commission Expires: _____ Notary

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: $735,000.00.

Affiant

Sworn and subscribed before me this 15 day of February, 2023.

My Commission Expires: 05/23/2023 Notary

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **February 15, 2023**.

Date

Affiant Signature

February 16, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **16th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024
Date

Notary's Seal (if on paper)

