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
Batch # 1086027
12/27/2023 02:03:55 PM
Fees: $13.00 Taxes: $1,387.50
Davidson County
DEEDWARR
2 pgs
20231227-0099452

Ivey Title, LLC Ref: (DW) Title No.: 63481
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachel Claire Carter 2805 Ennis Road Nashville, TN 37210	NEW OWNER

TAX MAP PARCEL NUMBERS: 11911007100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall S. Perkins and Elizabeth S. Perkins, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Rachel Claire Carter** 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. 60 on the Plan of Mashburn Heights of record in Book 1835, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall S. Perkins and wife, Elizabeth S. Perkins, by Warranty Deed from Stacy L. Merida, unmarried, dated April 30, 2004 and recorded on May 11, 2004, of record in Instrument No. 20040511-0053473, 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 2024, and subsequent years; The Plan of record in Book 1835, page 1, said Register's Office, shows an owner's certificate, a 60 foot minimum building setback line from Ennis Road, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 2805 Ennis Road, Nashville, TN 37210

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 December, 2023.

Randall S. Perkins **Elizabeth S. Perkins**

State of Tennessee

County of Davidson

On this 21st day of December, 2023, before me the undersigned authority, personally appeared Randall S. Perkins and Elizabeth S. Perkins, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

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.

Affiant

Sworn and subscribed before me this 21 day of December, 2023.

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary

My Commission Expires: