Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1199379
10/31/2024 09:47:26 AM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20241031-0084194

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2024.

Notary Public

My commission expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Taylor Levy	New Owner	118-01-0B-012.00-CO
4402 Tuckahoe Road		
Memphis, TN 38117		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL W. DAVIDSON AND GRETCHEN G. DAVIDSON, TRUSTEES OF THE MICHAEL W. DAVIDSON & GRETCHEN G. DAVIDSON LIVING TRUST DATED AUGUST 20, 2021**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM TAYLOR LEVY,** UNMARRIED, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 6B, as shown on the plan of Kirkwood Glen, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 200509230114370 as amended in Instruments 2005510140124168, 201103160020783 as corrected in Instrument 201107010050785, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Michael W. Davidson and Gretchen G. Davidson, husband and wife by Warranty Deed from Sara Nicole Neuss of record in Instrument No. 201308230089245 Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on August 23, 2013.

Being the same property conveyed to Michael W. Davidson and Gretchen G. Davidson, Trustees of the Michael and Gretchen Davidson Living Trust dated August 20, 2021 by Warranty Deed from Michael W. Davidson and Gretchen G. Davidson, husband and wife of record in Instrument No. 202108270116124 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 805B Knox Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of October, 2024.

Michael W. Davidson & Gretchen G. Davidson Living Trust dated August 20, 2021

By: Michael W Davidson, Trustee
Michael W. Davidson, Trustee

By: Gretchen G Davidson, Trustee
Gretchen G. Davidson, Trustee

STATE OF TENNESSEE,
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael W. Davidson, Trustee and Gretchen G. Davidson, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Michael W. Davidson & Gretchen G. Davidson Living Trust dated August 20, 2021, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2024.

Notary Public

My Commission Expires: 11/13/2027

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 13, 2027
COUNTY OF SHELBY