Karen Johnson Davidson County
Batch# 205197 DEEDWARR
03/13/2019 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190313-0022982

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 8-27-2022 (AFFIX SEAL)

MELISSA J. BUTCHKO-TURECK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Comm. Expires

W-BR-19-523

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tylvia Boyd	New owner	
(NAME)	(NAME)	**163-11-0C-004.00-CO**
523 Upsall Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEVERLY JANE KING AND CLAUDIA ANN TIDWELL AND SHIRLEY RUTH ELLIOTT, AS TO AN UNDIVIDED ONE-THIRD INTEREST EACH, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLVIA BOYD, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revised, Bell Forge Village III, Section Five of record in Book 6900, Page 632, as amended in Book 7524, Page 552, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claudia Ann Tidwell, Beverly Jane King and Shirley Ruth Elliott, as to an undivided one-third interest each, as tenancy in common with the right of survivorship by Quitclaim Deed from Claudia Ann Tidwell of record in Instrument No. 20151006-0101583, Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on October 06, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Book 6900, Page 632, as revised in Book 7524, Page 552, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7461, Page 530, as amended in Book 7464, Page 967; Book 7508, Page 659; Book 7224, Page 209 and Instrument No. 20010627-0068130, Register's Office for Davidson County, Tennessee.
- By-Laws of Bell Forge Village III Homeowner's Association of record in Book 6040, Page 576, Book 6306, Page 644, Instrument No. 20010627-0068129 and Instrument Number 20050810-0094532, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Bell Forge Village III Homeowner's Association of record in Book 7461, Page 565 and Book 7552, Page 83, as re-recorded in Book 7552, Page 697, in the Register's Office for Davidson County, Tennessee.
- Charter for Bell Forge Village III Homeowner's Association of record in Book 7483, Page 989, as amended in Book 7491, Page 883 and Book 8154, Page 962, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Sewer Lines of record in Book 7026, Page 922, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **523 Upsall Drive, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th DAY OF MARCH, 2019.

Beverly Jane King

Beverly Jane King

Claudia Ann Tidwell

Claudia Ann Tidwell

Shirley Ruth Elliott by Beverly Jane King as attorney in fac

Shirley Ruth Elliott by Beverly Jane King,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY JANE KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDIA ANN TIDWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY JANE KING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHIRLEY RUTH ELLIOTT, and who acknowledged he/she/they executed the same as the free act and deed of the said SHIRLEY RUTH ELLIOTT.

Witness my hand and official seal, this the 8th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

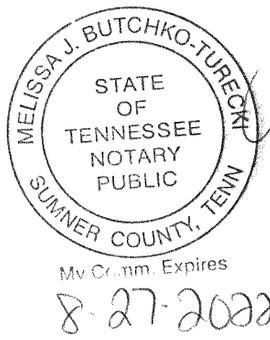
True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Kristian Short,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Melissa J. Butchko-Turecki

My Commission Expires:

SEAL