Karen Johnson Davidson County
Batch# 221283 DEEDWARR
04/24/2019 08:49:00 AM 2 pgs
Fees: $13.00 Taxes: $523.55

20190424-0037441

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $141,500.00

Elizabeth CM Daniel
Affiant

Subscribed and sworn to before me, this 22 day of April, 2019.

Notary Public

My commission expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Diane Gail Lizardo	SWBC	**07511022500**
804 Bradley Place	9311 San Pedro #100	
Hermitage, TN 37076	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Darren N. Pendley, Steven T. Birdsong and James K. Birdsong, Devisees under The Last Will and Testament of Jacquelyn L. Apker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diane Gail Lizardo, single woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 9B of the Zone Lot Division of Lot Nos. 4 through 17 of the Meadows of Tulip Grove, Section One, of record in Book 6250, page 363, amending Plat Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacquelyn L. Apker, a single person, by Warranty Deed from Clyde Daniel Lee, unmarried, dated September 22, 1997, of record in Book 10619, page 446, in the Register's Office for Davidson County, Tennessee. Jacquelyn L. Apker died testate on 12/16/18 and by Last Will and Testament admitted to probate in the Probate Court for Rutherford County, Tennessee, No. 75PR1-2019-PR-44, the property hereinabove described was devised to Darren Neal Pendley, James Keith Birdsong, and Steven T. Birdsong.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 6291, page 899, said Register's Office.

All matters appearing on plat of record in Book 5200, Page 612, as amended in Book 6231,page 154, and Book 6250, page 363, said Register's Office.

The signature ofJames Keith Birdsong is signed by his duly appointed Attorney-in-fact Darren Neal Pendley, pursuant to the Power of Attorney recorded in Instrument #20190424-0037440, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 804 Bradley Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Darren Neal Pendley Date: 4/22/19

Steven T. Birdsong, devisee Date: 4/22/19

James Keith Birdsong by Darren Neal Pendley, his attorney in fact Date: 4/22/19

STATE OF TN

COUNTY OF Rutherford

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Personally appeared before me, a Notary Public of said County and State, Darren Neal Pendley and Steven T. Birdsong , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 12-1-20

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Darren Neal Pendley** to me known to be the person who executed the foregoing instrument on behalf of **James Keith Birdsong** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **James Keith Birdsong.**

Witness my hand and official seal this 22 day of April, 2019.

Notary Public
My Commission Expires: 12-1-20

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY