Karen Johnson Davidson County
Batch# 318586 DEEDWARR
11/22/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20191122-0121025

WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-101853

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kurt S. Andress and Anne H. Andress	Kurt S. Andress and Anne H. Andress	
(NAME) PO Box 1925	(NAME) PO Box 1925	147-02-0-193.00
(ADDRESS) Brentwood, TN 37024	(ADDRESS) Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SANDRA LEE SYLVIS, TRUSTEE OF THE SANDRA LEE SYLVIS LIVING TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KURT S. ANDRESS AND ANNE H. ANDRESS, 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. 17 on the Plan of Shauna Acres of Section One of record in Plat Book 3842, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 93.95 feet on the Southerly margin of Lynn Drive and extends back 97.32 feet on the Westerly line and 134.18 feet on the Easterly line to a dead line in the rear, measuring 103.93 feet thereon.

Being the same property conveyed to Sandra E. Lee, unmarried by Warranty deed from Walter V. Doscher, III and wife, Bonnie J. Doscher of record in Book 7393, page 998, Register's Office for Davidson County, Tennessee, dated October 30, 1987 and recorded on November 03, 1987.

Being the same property conveyed to Trustee of the Sandra Lee Sylvis Living Trust Agreement by Quit Claim deed from Sandra E. lee, currently married and known as Sandra Lee Sylvis of record in Instrument No. 20120913-0083360 Register's Office for Davidson County, Tennessee, dated September 04, 2012 and recorded on September 13, 2012.

unimproved ☐
This is improved ☒ property, known as 4894 Lynn Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Sandra Lee Sylvis, Trustee of the Sandra Lee Sylvis Living Trust this 21st day of November, 2019.

Sandra Lee Sylvis, Trustee of the Sandra Lee Sylvis Living Trust

BY: Sandra Lee Sylvis
Sandra Lee Sylvis
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of November, 2019, before me personally appeared Sandra Lee Sylvis, Trustee of the Trustee of the Sandra Lee Sylvis Living Trust Agreement, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st day of November, 2019.

Jon Perry
Notary Public

My Commission Expires: 9-27-23

(SEAL)



True Copy Certification

I, Penny A. May, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY