Karen Johnson Davidson County
Batch# 365691 DEEDWARR
03/02/2020 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200302-0023040

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of February, 2020.

Notary Public

(Notary Stamp)

My commission expires: 4.17.23

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Samuel R. Joyner and Johnnie B. Joyner, and Johnnie L. Woods	New Owner	059-11-0-116.00
721 Revels Drive	" "	
Nashville, TN 37207	" "	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sherre Renee Whitney Bishop, married,
Sole devisee and beneficiary of the Estate of Mamie Bryant Lytle, also known as Mamie B. Lytle

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Samuel R. Joyner, and spouse, Johnnie B. Joyner, and Johnnie L. Woods, single, as tenants in common with rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot 405, Haynes Manor, Section III, of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee. Said Lot 405 being a corner lot fronts 78.1 feet along the Southerly margin of Revels Drive and 100 feet along the Westerly margin of Woodward Drive, and 39.27 feet along the curving corner at the intersection of said streets; and runs back between converging lines 98.5 feet on the Westerly line and 92.9 feet on the Southerly line, to a point at the rear.

BEING the same property conveyed to Mamie B. Lytle by Warranty deed from Cumberland Builders, Inc., of record in Book 4312, page 198, Register's Office for Davidson County, Tennessee; the said Mamie B. Lytle, also known as Mamie Bryant Lytle, having since died testate on or about April 16, 2017, and by her Last Will and Testament of record in Docket No. 17P-1695,

in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record as Instrument Number 20171011-0104344, in the Register's Office for Davidson County, Tennessee, and by Order of the said Court in Docket No. 17P-1695, and of record as Instrument Number 20171011-0104344, said Register's Office, the subject property was devised and conveyed to Sherre Renee Whitney Bishop.

The subject property is not the marital residence of the Grantor or Grantor's spouse.

This is improved property known as **721 Revels Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of February, 2020.

Sherre Renee Whitney Bishop

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sherre Renee Whitney Bishop, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of February, 2020.

Notary Public
My Commission Expires: 4/7/23

SolomonParks File No. 19-000348-526

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Gregory D. Vadner, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County