This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6916

Karen Johnson Davidson County
Batch# 391116 DEEDWARR
04/24/2020 10:47:44 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200424-0043187

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2020.

Notary Public
My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Annastasia S Hyde 3609 Sabre Drive Nashville TN 37211	New Owner	133-06-0-107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Steven P. McNeal, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Annastasia S Hyde a married woman**, 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 all of Lot No. 20, Patterson Gardens, according to survey and plat of same appearing of record in Book 2083, page 114, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven P. McNeal, a single man by Warranty Deed from Aurelio Torres Juarez, a single man, dated October 28, 2015, recorded October 29, 2015, of record in Instrument No. 20151029-0109990, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3609 Sabre Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 22nd day of April, 2020.

GRANTOR:

Steven P. McNeal

Steven P. McNeal

OFFICIAL STAMP
LYUDMILA GABLER
NOTARY PUBLIC OREGON
COMMISSION NO. 965053
MY COMMISSION EXPIRES JULY 31, 2021

STATE OF Oregon
COUNTY OF Deschutes

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven P. McNeal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of April, 2020.

Notary Public
My Commission expires: 7/31/21