Karen Johnson Davidson County
Batch# 411076 DEEDWARR
06/05/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200605-0058183

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1600TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of May, 2020.

Notary Public

Commission Expiration: 9/20/2021

CHASITY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT. 20, 2021

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Matthew Pavlack<br>4108 Marydale Dr.<br>Nashville, TN 37207 | **SAME AS NEW OWNER.** | 032 16 0 010.00 |

# WARRANTY DEED

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 ACKNOWLEDGED, WE, **Marion M. Ayres, Trustee for The Ayres Family Trust dated May, 1 2002**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Pavlack, a single man** 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:

Property known as 4108 Marydale Dr. Nashville, TN 37207, County of Davidson to wit:

Being Lot No. 93, Dalemere Subdivision, Section 5, as recorded in Book 3600, Page 19, Register's Office for Davidson County, Tennessee.

**Beginning at an iron pin in the westerly margin of Marydale Drive; thence north 87 deg. 42' west 414 feet to a concrete monument; thence north 17 deg. 55' east 104.05 feet to a concrete monument; thence south 87 deg. 42' east 386 feet to an iron pin in the westerly margin of Marydale Drive; thence south 2 deg. 18' west 100 feet to the point of beginning.**

Being the same property conveyed to The Ayres Family Trust, dated May 1, 2002, Bobby S. Ayres and Marion M. Ayres, Co-Trustees, by deed from Bobby S. Ayres and wife, Marion M. Ayres, dated 05/01/2002 filed and recorded 05/02/2002 of record in Instrument No. 20020502-0054300, said Register's Office. Bobby S. Ayres having since died on 11/26/2008, leaving Marion M. Ayres as sole surviving spouse by the entirety.

Tax Map and Parcel ID is as follows 032 16 0 010.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 4108 Marydale Dr., Nashville, TN 37207**

**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 unemcumbered, 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.**

Witness my hand this 29th day of May, 2020.

Marion M. Ayres, Trustee for The Ayres Family
Trust dated May, 1 2002

BY: Marion M Ayres Trustee
Marion M. Ayres Trustee

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **Marion M. Ayres, Trustee for The Ayres Family Trust dated May 1, 2002,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of May, 2020.

Chasity Petty
Notary Public at Large
My commission expires:
9/20/2021

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 20, 2021

LTE File No.: 20-1600TN

# True Copy Certification

I, **Milissa Loew**, 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.

**Milissa Loew**

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

Personally, appeared before me, **Shelly M Walling,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Shelly M. Walling**

My Commission Expires:

