This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 417239 DEEDWARR
06/17/2020 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200617-0062807

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $200,000.00

Affiant Signature

Subscribed and sworn to before me on this the 7th day of May, 2020.

Notary Public

My Commission expires 3/13/24

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Brenton Maxon
435 Kinsey Blvd
Madison, TN 37115
SEND TAX BILLS TO:

New Owner.

MAP AND PARCEL NUMBER: Tax ID #: 163110CO2800CO

WARRANTY DEED

20NT00654

Effective the 7th day of May, 2020.and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Charmaine Duncan a/k/a Charmaine Saxon, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tondra Byrd, married woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 28, Section 5, Revised Bell Forge Village III, as shown on plat of record in Plat Book 6900, Page 632, corrected in Book 7524, Page 552 and amended in Book 7809, Page 936, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Charmaine Duncan a/k/a Charmaine Saxon, a single woman, by Warranty Deed from Daniel E. Wright and Betty J. Wright, husband and wife, dated 09/30/2014 and recorded 10/06/2014 as Document No. 20141006-0092140, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 515 Upsall Dr, Antioch, TN 37013.

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. We do covenant with 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, expect for those matters

appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 7th day of May, 2020.

Charmaine Saxon

State of Tennessee)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Charmaine Saxon,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2020.

Notary Public

My commission expires: 5/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021