Karen Johnson Davidson County
Batch# 421461 DEEDWARR
06/19/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20200619-0065853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Theresa C Richardson
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 3RD DAY OF JUNE, 2020.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7/9/2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Byrum and wife, Erin Byrum	Jeffrey Byrum (NAME)	072.13
908 Douglas Ave (ADDRESS)	2719 Heights Cir. Drive (ADDRESS)	072-13-0-316.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Greenbrier, TN 37073 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lisa Elaine Byrum, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Byrum and wife, Erin Byrum, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 34 on the Plan of Sharpe and Horn's Fourth Addition as of record in Book 161, page 172, Register's Office for Davidson County, Tennessee. Property being further described according to a survey by John Kohl dated October 30, 1986 as follows: Said part of Lot No. 34 fronts 50 feet on the Southerly side of West Douglas Avenue, formerly Hinton Street; and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Claude A. Byrum by Cash deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20000216-0015429 Register's Office for Davidson County, Tennessee, dated February 15, 2000 and recorded on February 16, 2000. (Value of consideration shown in aforementioned deed $20,050.00.)

Being a portion of the same property conveyed to Lisa Elaine Byrum by Quitclaim deed from Claude Allen Byrum of record in Instrument No. 20131126-0121301 Register's Office for Davidson County, Tennessee, dated November 14, 2013 and recorded on November 26, 2013. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 908 Douglas Ave Nashville, TN 37206.

This property is not a residence of Grantor, spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 908 Douglas Ave, Nashville, TN 37206
(House Number) (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.

Witness my/our hand(s) this 3rd day of June, 2020.

WARRANTY DEED
(Continued)

Lisa Elaine Byrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Elaine Byrum, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

DANIEL L. VISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

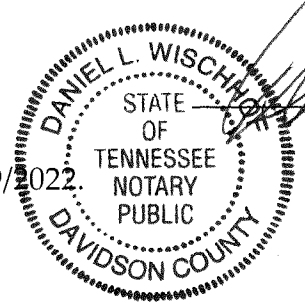
CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.