Karen Johnson Davidson County
Batch# 447678 DEEDWARR
07/31/2020 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200731-0084554

Name and Address of New Owner:
Jerad I. Wayburn and Alexis Wayburn
4135 Edwards Ave
Nashville TN 37216
Send Tax Bills To:
Jerad I. Wayburn and Alexis Wayburn
Same

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 061060008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Port Royal, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jerad I. Wayburn and Alexis Wayburn, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 1 on the plan of resubdivision of Lots 130 & 131 of Maplewood Heights, of record in Book 4885, page 14, Register's Office for said County.

Said Lot No. 1 front 56.5 feet on the westerly margin of Edwards Avenue and extends back 300.9 feet on the northerly line and 300.6 feet on the southerly line to a deadline in the rear, measuring 56.1 feet thereon.

Being the same property conveyed to Port Royal, LLC by Warranty Deed from Karen Leegon Sneed and Richard Leegon, recorded on August 21, 2018, of record in Instrument No. 20180821-0082826, Register's Office for Davidson County, TN.

Being the same property conveyed to Kenneth Daniel Leegon, unmarried, by Warranty Deed from Claradell Lancaster Renfro, a widow, dated January 3, 2002, of record in Instrument No. 20020108-0003026, Register's Office for Davidson
County, Tennessee. Kenneth Daniel Leegon died intestate on March 6, 2018, leaving as his only heirs at law Karen Leegon Sneed and Richard Leegon. See Probate No. 18P598, Seventh Circuit Court for Davidson County, Tennessee
(Probate Division). See also Affidavit(s) of Heirship filed of record in Instrument No. 20180821-0082824 and Instrument No. 20180821-0082825. AND being the same property conveyed to Port Royal, LLC, by Warranty Deed from Karen
Leegon Sneed and Richard Leegon, dated August 17, 2018, of record in Instrument No. 20180821-0082826, Register's Office for Davidson County, Tennessee.

This is improved property known as 4135 Edwards Ave., Units A & B, Nashville, TN 37126.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2020.

Port Royal, LLC, a Limited Liability Company

By: _____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Port Royal, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN this 30th day of July, 2020.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature

Printed Name: 3-8-2021

My commission expires: Dellana Lowhorn

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Tidwell
(Affiant)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 30th day of July, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2020-1475

True Copy Certification

I, John A Bell Jr., 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)