Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2172

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2020

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Azad Tayyar and Lisa Tayyar 700 Robert Burns Drive Nashville, TN 37217	New owners	120-05-0-050.00

Karen Johnson Davidson County
Batch# 449530 **DEEDWARR**
08/04/2020 12:36:56 PM 2 pgs
Fees: $13.00 Taxes: $1,143.30

20200804-0086138

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, I/WE,

Luke Katras, a married man and Mark Beaster, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Azad Muhammad Tayyar and Lisa Tayyar, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision of the Calvin McKee Property of record in Plat at Instrument No. 20011004-0107938, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony R. Byrd, unmarried by Warranty Deed from Michael Anthony Strom and Kay Ann Strom of record in Instrument No. 20060531-0063594, Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on May 31, 2006. (Value of consideration shown in aforementioned deed $189,900.00.) The said Anthony R. Byrd died on or about January 10, 2020. Reference is made to the Affidavit of Heirship of record in 20200710-0075382 in which Jack R. Byrd and Sandra Andrews, his parents, were names his heirs.

Being the same property conveyed to Luke Katras and Mark Beaster from Sandra Andrews, a widow and Jack R. Byrd, Heirs of Anthony R. Byrd aka Anthony Byrd, recorded 7/10/20, in Instrument No. 20200710-0075383, said Register's Office

Being also known as 700 Robert Burns Drive, Nashville, Tennessee 37217.

Luke Katras and Mark Beaster make further oath they they nor their spouses ever resided on the above described property as their primary place of residence.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-86C-20700

This is improved property known as: 700 Robert Burns Drive, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30 day of July, 2020.

Luke Katras

Mark Beaster

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luke Katras and Mark Beaster** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30 day of July, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023