39B

Name and Address of New Owner:
Jearlyn Hooker
7964 Oakfield Grove
Brentwood, TN 37027
Send Tax Bills To:
~~Jearlyn Hooker~~ Franklin Synergy
722 Columbia Ave
Franklin, TN 37064
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 460195 DEEDWARR
08/19/2020 12:21:00 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20200819-0093451

Map & Parcel No: 181030A32800CO

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, **Darryl L. Lyles and Angela L. Lyles, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jearlyn Hooker, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Lot No. 152, on the Plan of Revision One, Phase Two, Addition to Indian Creek Estates, RS-IO Subdivision, A Planned Unit Development of record in, Instrument No. 20070720-0086788, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Darryl L. Lyles and Angela L. Lyles, husband and wife by Warranty Deed from TR & D HOMES, INC., A TENNESSEE CORPORATION, dated September 17, 2008, of record in Instrument No. 20080924-0097289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 7964 Oakfield Grove, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 17th day of August, 2020.

Darryl L. Lyles (SEAL)

Angela L. Lyles (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2020, before me personally appeared Darryl L. Lyles and Angela L. Lyles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of August, 2020.

Notary Signature
My commission expires: 11.8.2021

GREGORY A. BETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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 $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of August, 2020.

Notary Public
My commission expires: 3/8/21
File No. 20-1195

ANGELA Y. ROSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON