Name and Address of New Owner and
Send Tax Bills To:
Yvonne Decosta
5331 Mount View Rd #190
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 471988 DEEDWARR
09/09/2020 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20200909-0102450

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 150-11-0-069.00

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, **Harold W. Salyer, Jr., Executor, and Harold Salyer, Jr., Heir of The Estate of Jo-Ann Salyer**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yvonne Decosta,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Towne Village of the Country, Section Two, of record in Plat Book 5200, Page (s) 176 and 177, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 177, being a corner lot, fronts 105 feet on the Northeasterly margin of Towne Village Road and fronts 55 feet on the Southerly margin of New Towne Road, said frontages being joined by a curve measuring 39.27 feet. The Northensterly line extends back 130 feet and intersects the Southerly line which measures 80 feet thereon.

Being the same property conveyed to Harold W. Salyer, Sr. and wife, Jo-Ann Salyer by Warranty deed from Gary M. Kazin of record in Book 5884, page 919, Register's Office for Davidson County, Tennessee, dated May 13, 1982 and recorded on May 13, 1982.

The said Harold W. Salyer, Sr. having since died on January 21, 2017. The said Jo-Ann Salyer having since died on May 9, 2020 and her Estate having been opened in The Seventh Circtui Court for Davidson County, Tennessee Probate Division on June 16, 2020 as Case No. 20P960.

Being also known as 3328 New Towne Road Nashville, Tennessee 37013.

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 3rd day of September, 2020.

The Estate of Jo-Ann Salyer

By: _____(SEAL)
Harold W. Salyer, Jr., Executor

By: _____(SEAL)
Harold Salyer, Jr., Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2020, before me personally appeared Harold W. Salyer, Jr., Executor of The Estate of Jo-Ann Salyer and Harold Salyer, Jr., Heir of The Estate of Jo-Ann Salyer, 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 3rd day of September, 2020.

See attached

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Harold W. Salyer, Jr.,, Executor and Heir of The Estate of Jo-Ann Salyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $160,000.00, 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 3rd day of September, 2020.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021