NEW OWNER:
Sybilla T. Slavin
1907A Kimbark Drive
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-307

MAP & PARCEL
131-03-1W-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 472072 DEEDWARR
09/09/2020 10:34:50 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50

20200909-0102563

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS ($785,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Ben W. Segura, married, and Tyler Paige Rider, his wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Sybilla T. Slavin, a single woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1, as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 1907 Kimbark Drive Cottages, of record in Instrument No. 20160727-0077304, as amended in Instrument No. 20170407-0034281, and Amendment Number Two in Instrument No. 20170801-0078233, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ben W. Segura, married and Tyler Paige Rider, his wife by Warranty Deed from Cadence Construction, LLC a Tennessee Limited Liability Company of record in Instrument No. 20170807-0080822 Register's Office for Davidson County, Tennessee, dated August 07, 20017 and recorded on August 07, 2017.

Being also known as 1907A Kimbark Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 8 day of September, 2020.

Ben W. Segura

Tyler Paige Rider

STATE OF TENNESSEE

COUNTY OF DAIVDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Ben W. Segura and Tyler Paige Rider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of September, 2020.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $785,000.00.

AFFIANT

Sworn to and subscribed to before me this 8th day of September, 2020.

NOTARY PUBLIC

My commission expires: _____

