Karen Johnson Davidson County
Batch# 518277 DEEDWARR
11/18/2020 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.32
20201118-0135874

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

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $324,950.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of November, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jackson Valley Land Partners (NAME)	New Owner (NAME)	72-16-124.00
1526 Harwood Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37206		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Doretha Dyson and husband, Darren Dyson, as tenants by the entirety,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jackson Valley Land Partners**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Certain Real Estate in Davidson County, Tennessee as follows:

Being Lot Number 2 on the Plan of Porter Heights, Part Two, of Record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot fronts 65 feet on the westerly side of Harwood Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Doretha Dyson and husband, Darren Dyson by Deed from James F. Bradley and wife, Ann M. Bradley, dated May 2, 2001 of Record in Instrument Number 20010504-0046342, Register's Office for Davidson County, Tennessee.

This property is __unimproved _x_improved property known as: 1526 Hardwood Drive, Nashville, TN 37206.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of November, 2020.

Doretha Dyson

Darren Dyson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doretha Dyson and Darren Dyson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021