Karen Johnson Davidson County
Batch# 531706 DEEDWARR
12/14/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $664.15
20201214-0146282

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00

Eva Martin
Affiant

Subscribed and sworn to before me, this 8TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva Martin, a single woman	Same as New Owner	
	(NAME)	
203 West Cedar Street		025-04-0-014-00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-1551		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Claude Allen Byrum, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eva Martin, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 7:Land in Davidson County, Tennessee, being Lot No. 2 on the Subdivision of the Roscoe Property at Goodlettsville, Tennessee, according to a survey made December 13, 1946, by J.R. Scott, Surveyor.Said Lot No. fronts 75 feet on the North side of West Cedar Street and runs back between parallel lines 140 feet on the West line and 138 feet and six inches on the East line, and shown 75 feet on the real line.

Being the same property conveyed to Claude Byrum, a married man by Warranty Deed from Helen Brown Smith, Vernon W. Russell, April Sigler, Dennis Sorrells, Sandra Sorrells, Darrel Sorrells, Gary Sorrells, Jr., Blake Sorrells, D. J. Russell, Tyler Russell, Rachel Russell, Gail Sorrells Washburn, Vernon Barksdale, Chris Warpool, Steven Russell and Seth Russell, dated February 23, 2012 and recorded May 10, 2012, of record by Instrument No. 20120510-0040655, Register' s Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Claude Allen Byrum by Quitclaim Deed from Lisa Elaine Byrum of record in Instrument No. 20140103-0000584 Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on January 03, 2014.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 203 West Cedar Street, Goodlettsville, TN 37072-1551
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this 8th day of December, 2020.

WARRANTY DEED
(Continued)

Claude Allen Byrum

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 8th day of December, 2020.

Notary Public

My Commission Expires: 7/9/2024

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

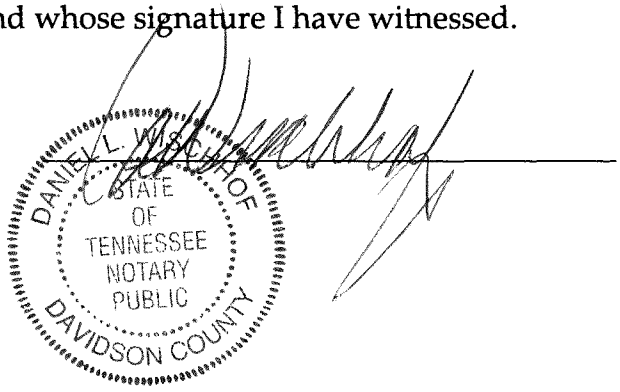
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.