This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9772-RR

Karen Johnson Davidson County
Batch# 548158 DEEDWARR
01/06/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,045.18
20210106-0002693

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Sarasota

The actual consideration or value, whichever is greater, for this transfer is $552,750.00.

Affiant

Subscribed and sworn to before me, this the ~~30th~~ 31st day of December, 2020.

PRESTON PARSLEY
MY COMMISSION # GG 236541
EXPIRES: July 9, 2022
Bonded Thru Notary Public Underwriters

Notary Public
~~My Commission~~ Expires: July 9, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tim McKay 717 Davis Drive Brentwood, TN 37027	New owner	072-09-0-432.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Jesse Lords and Ashley Lords, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Jackson McKay and Melissa Pierce McKay, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Irvington of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse Lords and Ashley Driver, husband and wife by Warranty deed from Jennifer L. Singleton, unmarried of record in Instrument No. 20170613-0059323 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 13, 2017.

The said Ashley Driver is now known as Ashley Lords.

This is improved property located at: **1012 Carolyn Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2020.

~~GRANTOR~~:

Jesse Lords

Ashley Lords

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Santa Rosa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jesse Lords and Ashley Lords, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2020.

~~Notary Public~~
My Commission expires: July 9, 2022

PRESTON PARSLEY
MY COMMISSION # GG 236541
EXPIRES: July 9, 2022
Bonded Thru Notary Public Underwriters

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