RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 551949 DEEDWARR
01/11/2021 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20210111-0004749

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TN)
COUNTY OF [redacted])

The actual consideration for this transfer or value of property transferred (whichever is greater) is $335,000.00.

Affiant

Sworn to and subscribed before me this 8th day of January, 2021.

Notary Public

My Commission Expires: [redacted]

(SEAL) PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tynelea Partners, GP 881 Tyne Blvd Nashville, TN 37220	New Owner(s)	072-04-0-296.00

This Indenture is made on the 8th day of January, 2021, by and between **CHARLES V. BOYD, JR. A 1/3rd UNDIVIDED INTEREST AND LINDA J. BROWN A 1/3rd UNDIVIDED INTEREST AND SUSAN D. BAKER A 1/3rd UNDIVIDED INTEREST** ("Grantor"), and **TYNELEA PARTNERS, GP, a Tennessee general partnership** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 58 feet of Lot No. 10 and the southerly 40 feet of Lot No. 11, Block "D", on the Plan of Country Club Estates, as of record in Book 843, Page 95.

Said part of said lots adjoin and front together 98 feet on the southwesterly side of McAlpine Avenue and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Ruby H. Shacklett, by Warranty Deed from William Dow Jones and wife, Louise Jones, of record in Book 4362, Page 288, Register's Office for Davidson County, Tennessee, dated September 3, 1969 and recorded on September 4, 1969. Said Ruby H. Shacklett having died testate on March 11, 1984. Grantor obtained ownership of the property pursuant to certain Last Will and Testament dated August 9, 1982, in Will Book 147, Page 154 in the Probate Court Clerk's Office for Davidson County, Tennessee, on March 27, 1984 and pursant to Affidavit of Heirship in Instrument No. 20200619-0065618 naming the Heirs and Beneficiaries at law Charles V. Boyd, Jr., Linda J. Brown and Susand D. Baker.

The life estate interest of Helen O. Boyd ended upon her date of death April 30, 2020.

The life estate interest of Thomas E. Kilpatrick ended upon his date of death November 21, 1985.

This is improved property known as 1430 McAlpine Ave, Nashville, TN 37216.

This conveyance is being made subject to:

1. Taxes for the year 2021, and subsequent years a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 954, Page 569, Book 954, Page 686 and Book 1109, Page 45, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, Page 25 and Book 4191, Page 28, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 8th day of January, 2021.

GRANTOR:

Charles V. Boyd, Jr.

Linda J. Brown

Susan D. Baker

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, CHARLES V. BOYD, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2021.

Notary Public

My Commission Expires: 02/26/2024

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LINDA J. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2021.

Notary Public

My Commission Expires: 02/26/2024

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, SUSAN D. BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2021.

Notary Public

My Commission Expires: 02/26/2024

TRUE COPY CERTIFICATION

I, BRITTANY FLYNN, 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.

Brittany Flynn

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, BRITTANY FLYNN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY