Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 570814 DEEDWARR
02/09/2021 10:15:42 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210209-0018344

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-179

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of February, 2021

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor Maridy Kennedy 99 Oriel Avenue Nashville, TN 37210	NEW OWNER	119-02-0-172.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Braison Chance Cyrus, a married man and Tish Cyrus

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Maridy Kennedy

HEREINAFTER CALLED THE GRANTEES, 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 Glenrose Subdivision of record in Plat Book 1424, Page 142, 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 Braison Chance Cyrus, an unmarried man, and Tish F. Cyrus, a married woman, by Warranty deed from Matthew McCutchan, a married man of record in Instrument No. 20151125-0119897 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 25, 2015. (Value of consideration shown in aforementioned deed $228,550.00.)

Affidavit of Heirship recorded June 15, 2015 as Instrument No. 201506150056710, in said Register's Office for Davidson County, Tennessee.

Affidavit of Heirship recorded June 15, 2015 as Instrument No. 201506150056711, in said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Said property was never the primary residence of Tish Cyrus.

Stella Cyrus joins in the execution of this instrument with the consent of the granting spouse, Braison Chance Cyrus, to convey her marital interest, if any, in said property.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 99 Oriel Avenue, Nashville, TN 37210

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 so 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.

Dated this the 5th day of February, 2021.

Braison Chance Cyrus

Stella Cyrus

Tish Cyrus by Braison Chance Cyrus, her Attorney-In-Fact

attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Braison Chance Cyrus and Stella Cyrus** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of February, 2021.

Notary Public
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Braison Chance Cyrus** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Tish Cyrus,** and acknowledged that as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst No. 20210209 0018343 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of February, 2021.

Notary Public
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON