PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 571524 DEEDWARR
02/09/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20210209-0018685

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61600
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Moss 1706 Litton Avenue Nashville, TN 37216	Better Mortgage 2704 Alt 19 North Palm Harbor, FL 34683

TAX MAP PARCEL NUMBERS: 07212021100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$545,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachel Smithson Byrd and Brandon Ronald Byrd**, wife and husband, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **William Moss** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Riverside Drive Subdivision of record in Book 974, pages 60 and 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Smithson Byrd and Brandon Ronald Byrd, wife and husband, by Warranty Deed from Theodore Williams, a married person, dated October 28, 2016 and recorded on November 3, 2016, of record in Inst. No. 20161103-0116174, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan of record in Book 974, pages 60 and 61 said Register's Office.

This is improved property, known as 1706 Litton Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of February, 2021.

Rachel Smithson Byrd

Brandon Ronald Byrd

State of Tennessee

County of Davidson

On this 8th day of February, 2021, before me the undersigned authority, personally appeared Rachel Smithson Byrd and Brandon Ronald Byrd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $545,000.00.

Affiant

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

Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.
My Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

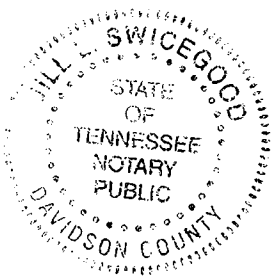
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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