Karen Johnson Davidson County
Batch# 574681 DEEDWARR
02/22/2021 10:24:30 AM 5 pgs
Fees: $28.00 Taxes: $502.10
20210222-0020794

Prepared By:
First National Title & Escrow, LLC
1300 Division Road, Suite 306
West Warwick, RI 02893

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $135,704.00

Geri Lynn Scott
Affiant

Subscribed and sworn to before me on this 3rd
Day of February, **2021**

Angel Bradley
Notary Public
My commission expires: 2/20/2023

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Steven D. McCreedy	**Same as new owner**	**049G-G-164.00-000**
2873 Lyncrest Drive		
Nashville, TN 37214		

WARRANTY DEED

For and in consideration of the sum of $135,704.00, cash in hand paid by the hereinafter names Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Geri Lynn Scott and David A. Zyla, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven D. McCreedy, hereinafter call the Grantees, their successors 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. 10 on the Plan of Section Two, Twin Lawn, as of record in Book 2854, Page 44, Register's Office for Davidson County.

Said Lot No. 10 fronts 80.0 feet on the southerly side of Lyncrest Drive and extends back between lines measuring 186.4 feet on the westerly side and 185.1 feet on the Easterly side to a dead line in the rear measuring 80.0 feet thereon.

Being the same property vested to Geri Lynn Scott and David A. Zyla by Chancery Court Order of record in Instrument No. 20140826-0077530, Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on August 26, 2014.

Being the same property conveyed to Lawrence F. Zyla and wife, M. Ilene B. Zyla, by Warranty Deed From James P. Gracy and wife, Catherine S. Gracy, of record in Book 4650, Page 603, in the Register's Office of Davidson County, Tennessee, dated October 13, 1972 and recorded on October 30, 1972. The said Lawrence F. Zyla having died on January 19, 2005, leaving M. Ilene B. Zyla aka Mary Ilene Zyla as surviving tenant. Mary Ilene Zyla died on December 1, 2013 leaving a Will as shown in Case No. 14P1302 filed in the Probate Court Clerk's Office of Davidson County, Tennessee.

This property is improved property known as 2873 Lyncrest Drive, Nashville TN 37214

Parcel No: 096 13 0 122.00

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 hand and seal this 4th day of February 2021.

Geri Lynn Scott

David A. Zyla

STATE OF Oregon
COUNTY OF Washington

On this 4th day of February, 2021, before me, the undersigned, notary public, personally appeared David A. Zyla, who proved to me through satisfactory evidence of identification which were Oregon Driver License to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public Devin Christian Niederer
My Commission Expires: 07-28-23

OFFICIAL STAMP
DEVIN CHRISTIAN NIEDERER
NOTARY PUBLIC - OREGON
COMMISSION NO. 990125
MY COMMISSION EXPIRES JULY 28, 2023

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 hand and seal this 3rd day of February 2021.

Geri Lynn Scott

Geri Lynn Scott

David A. Zyla

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd day of February, 2021, before me, the undersigned, notary public, personally appeared Geri Lynn Scott + David A. Zyla, who proved to me through satisfactory evidence of identification which were TN License to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Angel Bradley
Notary Public Tennessee
My Commission Expires: 2/20/2023

State of TN
County of Davidson

I hereby swear or affirm that the consideration for this transfer or value of the property transferred whichever is greater is $1.00 (QuitClaim Deed), which amount is greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this 9th day February

Affiant

Sworn and Subscribed before me, this 9th day of February

Notary Public

My Commission Expires

02/07/2023

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.

Name and address of Property Owner:
Steven McCreedy
2873 Lyncrest Dr.
Nashville, TN 37214

Name and address of the person or Entity Responsible for the payment of the Real Property Tax:
Steven McCreedy
2873 Lyncrest Dr.
Nashville, TN 37214

True Copy Certification

I, Cody Wall, 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.

Cody Wall
Signature

State of Florida

County of Brevard

Personally appeared before me, Taran King a notary public for this county andstate, Cody Wall who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/10/2023
Notary' Seal (if on paper)

TARAN KING
Commission # GG 299911
Expires February 10, 2023
Bonded Thru Troy Fain Insurance 800-385-7019