Karen Johnson Davidson County
Batch# 598796 DEEDWARR
03/23/2021 03:05:01 PM 2 pgs
Fees: $13.00 Taxes: $8,787.50
20210323-0038431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,375,000.00.

Leigh Hickey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH, 2021.

Denise Woods
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank C. Byrd and Pung-Pung Huang	First Bank	Parcel ID: 130-11-0-103.00-000
(NAME) 4519 Beacon Drive	(NAME) 722 Columbia Ave.	
(ADDRESS) Nashville TN 37215	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frank C. Byrd and Pung-Pung Huang, husband and wife**, 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. 6 of Block "S" on the Plan of Tyne Meade, Section IV, as of record in Book 1424, Page 25, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Billy Panda McKay and wife, Grace M. McKay, By Deed from Stephen J. Heins and wife, Jane E. Barber Heins dated January 29, 1993 recorded February 02, 1993, of record in Book 8854, Page 590 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, By Warranty Deed from Billy Panda McKay and wife, Grace M. McKay dated January 09, 2020 recorded January 30, 2020, of record as Instrument No. 20200130-0011099 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4519 Beacon Drive, Nashville, TN 37215

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. 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 our hands this 22nd day of March, 2021

Province Builders, LLC

BY: _____
John Swift, Member

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John Swift as Member of Province Builders, LLC, a Tennessee Limited Liability Company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of March, 2021.

Julianna C. Gasaway
Notary Public

My Commission Expires: 10-30-23

(SEAL)

JULIANNA C. GASCAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY