G#34594-2 BOX #14

Name and Address of New Owner:
Tori Danielle Lyda and Jerry A. Lyda
1408 Riverbrook Drive
Hermitage, TN 37076

Send Tax Bills To:
Radius Financial Group Inc.
600 Longwater Drive, Suite 107
Norwell, MA 02061

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 097020A06800CO

Karen Johnson Davidson County
Batch# 626159 **DEEDWARR**
04/30/2021 09:58:12 AM 3 pgs
Fees: $18.00 Taxes: $1,011.95

20210430-0058084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Scott Lindsey, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tori Danielle Lyda, an unmarried woman, and Jerry A. Lyda, a married man, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 68 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Lindsey by Warranty Deed from Beezer Homes Corp, a Tennessee Corporation, dated June 25, 2010, of record in Instrument No. 20100629-0050867, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1408 Riverbrook Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of April, 2021.

Scott Lindsey (SEAL)
Scott Lindsey

Diana Camacho-Lindsey (SEAL)
Diana Camacho Lindsey

STATE OF
COUNTY OF

On this 27th day of April, 2021, before me personally appeared **Scott Lindsey and Diana Camacho Lindsey**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2021.

See attached Florida compliant certificate

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$273,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy Goodson
(Affiant)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this 28th day of April, 2021.

Notary Public
My commission expires: 12/14/24
File No. 21-1979

Acknowledgment

State of Florida, County of Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 28th day of April, 2021 by Scott Lindsey and Diana Camacho Lindsey,

who produced FL DL as identification.

TERESA A BURRELL
Commission #GG279679
My Commission Expires
November 27, 2022

Teresa A Burrell

Notary Public: Teresa A Burrell
My Commission Expires: 11/27/2022

Attached to: Warranty Deed

Document Date: April 28, 2021

Number of Pages: 2