THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Karen Johnson Davidson County Batch# 632256 DEEDWARR 05/10/2021 01:35:30 PM 4 pgs Fees: $23.00 Taxes: $1,480.00 20210510-0062588	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires JULY 5, 2021

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
APHESIS House, INC. 120 Rayon Drive Old Hickory, TN 37138-3630	Same	105-05-0-199.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten 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, **LINDA L. TYNES, EXECUTRIX of the ESTATE OF DORSEY B. TYNES, DECEASED and CAROLYN S. TYNES**, called the Grantors have bargained and sold, and by these presents do transfer and convey unto **APHESIS HOUSE, INC, a Tennessee corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A – Legal Description

This conveyance is subject to:

1) Davidson County property taxes for the year 2021, a lien yet not due or payable.
2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4139, page 52 and Book 4192, page 69, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 6th day of May, 2021.

ESTATE OF DORSEY B. TYNES, DECEASED

By: Linda L. Tynes
Linda L. Tynes, Executrix of the Estate of Dorsey B. Tynes Deceased

Carolyn S. Tynes
Carolyn S. Tynes, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of May, 2021, before me, personally appeared LINDA L. TYNES, EXECUTRIX OF THE ESTATE OF DORSEY B. TYNES, DECEASED, to me known to be the person described in and acknowledged herself to be Executrix of the Estate of Dorsey B. Tynes, the within name bargainor, and that she, as such Executrix executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Executrix and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires: _____

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

STATE OF TENNESSEE
COUNTY OF David

On this 6th day of May, 2021, before me, personally appeared CAROLYN S. TYNES, the within named 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.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires: _____

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being a part of Lot No. 8 on the Plan of Craighead Lands, as of record in Minute Book "I", page 108 and 109, Chancery Court for Davidson County, Tennessee, and as described by survey of Clyde David Anderson, dated July 27, 1981, as follows:

Beginning at a point 230 feet from westerly right of way of Saunders Avenue in the southerly right of way of Walton Lane; thence South 5 degrees 04 minutes 19 seconds West, 177.36 feet to I.P.; thence North 88 degrees 56 minutes 56 seconds , (West) 49.75 feet to I.P.; thence South 1 Degree 29 minutes 04 seconds West, 294.89 feet to a steel post; thence North 88 degrees 13 minutes 08 seconds West, 353.37 feet to a point; thence, North 0 degrees 59 minutes 23 seconds East, 128.63 feet to I.P.; North 89 degrees 45 minutes 34 seconds East, 16.57 feet to I.P.; thence, North 1 degree 11 minutes 58 seconds East, 107.29 feet to I.P.; thence South 89 degrees 06 minutes 25 seconds East, 119.19 feet to I.P.; thence North 1 degrees 14 minutes 04 seconds East, 233.15 feet to I.P.; in the southerly right of way Walton Lane, thence, with right of way (South) 88 degrees 30 minutes East, 281.84 feet to the point of beginning, containing 3.39 acres.

Being the same property conveyed to Dorsey Tynes, by quitclaim deed from D & D Investments & Dorsey Tynes, of record as Instrument Number 20140507-0038906, dated April 28, 2014, said Register's Office. DORSEY TYNES died testate on or about November 16, 2017. Pursuant to the terms of the will and the will interpretation of record in Docket No. 21P467 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This property is commonly known as 311 Walton Lane, Madison, TN 37115,

Map and Parcel 051-14-0-064.00.

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

