Karen Johnson Davidson County
Batch# 640435 DEEDWARRSP
05/20/2021 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210520-0068363

Commitment Number: TN20101810

After Recording, Send To:

BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD BUILDING 2 SUITE 101
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: TN20101810.

**New Property Owner/Mail Tax Statements To:**
**Donald O. Tyree** and **Linda K. Tyree,** 404 TERRAPIN TRAIL, ANTIOCH, TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**164 16 0A 024.00**

## SPECIAL WARRANTY DEED

**Donald O. Tyree**, hereinafter grantor, whose tax-mailing address is **404 TERRAPIN TRAIL, ANTIOCH, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Donald O. Tyree** and **Linda K. Tyree**, a married couple, hereinafter grantees, whose tax mailing address is **404 TERRAPIN TRAIL, ANTIOCH, TN 37013**, the following real property:

**THE FOLLOWING DESCRIBED PROPERTY LYING IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NO. 169 OF MEADOW WOODS, (2ND REV) SECTION 2, ACCORDING TO PLAT AND SURVEY OF SAID LOT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 570, OF THE REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. Tax ID: 164 16 OA 024.00**
**Property Address is: 404 TERRAPIN TRAIL, ANTIOCH, TN 37013**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 200008010076024 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164 16 0A 024.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on JAN 14TH 2021,

Donald O. Tyree

**Donald O. Tyree**

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on Jan. 14th 2021, ~~2020~~ VR by **Donald O. Tyree** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Maximum principal indebtedness for Tennessee recording tax purposes is **0**.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **0**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

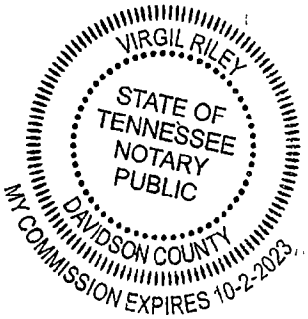
This 14th day of January, 2021.

Donald Glynn Tyree
Affiant

Donald Glynn Tyree
Print Name

Notary Public

(Seal)




My commission expires:

10-2-2023

Virgil Riley
Print Name

# True Copy Certification

I, Brian Woodrow, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

TRACY L SUTER

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRIAN WOODROW

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES