Karen Johnson Davidson County
Batch# 656857 DEEDWARR
06/15/2021 10:57:09 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20210615-0080439

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jack K Byrd III
3165 Trails End Lane
Nashville, TN 37214-4203

MORTGAGEE

SEND TAX BILLS
Jack K Byrd III
2003 Port Andreas
Mt. Juliet, TN. 37122

MAP-PARCEL:

108-08-0A-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Fred Sparling,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jack K Byrd, Jr. Trust FBO Trey,** 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 Unit No. 6, Lot No. 3 on the Condominium Site Plat of Quail Valley, Section 1, Phase 1, as of record in Plat Book 5200, Page 394, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Shari Thompson, Trustee by Quitclaim Deed from Barbara Sparling of record in Instrument No. 20000614-0059285, Register's Office for Davidson County, Tennessee, dated June 07, 2000 and recorded on June 14, 2000 and within the same deed the said Shari Thompson, Trustee conveyed his interest in the subject property to Fred Sparling.

Being also known as 3165 Trails End Lane Nashville, Tennessee 37214-4203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

This is the Same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3165 Trails End Lane Nashville, TN 37214-4203.**

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 14th day of June, 2021.

Fred Sparling

Fred Sparling

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred Sparling, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2021.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/20/2024

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

Jack R Byrd III

AFFIANT

Subscribed and sworn to before me this 14th day of June, 2021.

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 10/20/2024

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY