# WARRANTY DEED

Karen Johnson Davidson County
Batch# 676039 DEEDWARR
07/13/2021 03:21:01 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20210713-0094293

DM-SB-ER-21-3900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Brittany Farrar and Jeremy Thomas Breithaupt** | **The Central Trust Bank** | |
| (NAME) | (NAME) | |
| **3900 Ivy Drive** | **7960 W 135th St** | **073 01 0 229.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Overland Park, KS 66223** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANE LEWIS AND LILLIAN NICHOLE SYRACUSE, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY FARRAR, A SINGLE PERSON, AND JEREMY THOMAS BREITHAUPT, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 66 on the Plan of Sections Three and Four, Moss Rose Heights of record in Plat Book 1835, Page 103, in the Register's Office for Davidson County, Tennessee. Said Lot No. 66 is more particularly described as follows.

Beginning on the Easterly margin of Ivy Drive at the common corner of Lots 66 and 67 in said Subdivision; thence with the line between Lots 66 and 67 Eastwardly 178.3 feet, thence South 35 degrees 01 minutes 08 seconds East 100 feet to the Northerly margin of Ivy Drive; thence with the same Westwardly 103.17 feet to a concrete monument marking the beginning of a curve; thence to the right around said curve with the margin of Ivy Drive in a Northwesterly direction 117.91 feet to a concrete marker in the Easterly margin of Ivy Drive; thence with the Easterly margin of Ivy Drive Northwardly 25 feet to the beginning.

Being the same property conveyed to Diane Lewis, an unmarried woman, and Lillian Nichole Syracuse, an unmarried woman, as joint tenants, by Warranty Deed from Justin Wynns and wife, Kathryn Wynns, of record in Instrument No. 20191002-0100421, in the Register's Office of Davidson County, Tennessee, dated and September 30, 2019 recorded on October 02, 2019. Diane Lewis and Lillian Nichole Syracuse have since married.

Being the same property conveyed to Justin Wynns and Kathryn Wynns, by Warranty Deed from Robert C. White, of record in Instrument No. 20190405-0030947, in the Register's Office of Davidson County, Tennessee, dated and April 03, 2019 recorded on April 05, 2019.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three and Four Moss Rose Heights, as recorded in Plat Book 1835, Page(s) 103.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1905, Page 112 as amended in Book 1916, Page 394.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3900 Ivy Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 9th DAY OF JULY, 2021.

Diane Lewis

Lillian Nichole Syracuse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212