Karen Johnson Davidson County
Batch# 684801 DEEDWARR
07/27/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20210727-0101099

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $392,500.00.

Affiant

Subscribed and sworn before me this the 20th day of July, 2021.

Notary Public
My commission expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

Address of New Owner:
David W. Pyle
5805 Tee Pee Trace
Antioch, TN 37013

Send Tax Bill to:
New owner

Tax Information:
181-03-0A 084.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SEAN HOWARD, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID W PYLE AND REBECCA K. PYLE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Subdivision Plat, First Revision of Lots 83-88, Section Two, Indian Creek Estates, Tee Pee Trace, as shown on plat of record in Instrument No. 20050517-0055783, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sean Howard, unmarried, by Warranty Deed dated 02/11/2019, from Emma Hill, married, of record in Instrument No. 20190214-0013910, in the Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5805 Tee Pee Trace, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of July, 2021.

Sean Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sean Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2021.

My commission expires:

9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202107270101099

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 26, 2021.

Date

A Scott Hubbard

Affiant Signature

July 26, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of July, 2021.

Notary's Signature

My Commission Expires: 3/17/24

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024