BOX 10-A

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 685026 **DEEDWARR**
07/28/2021 10:08:04 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210728-0101344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires Nov. 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Ward	**SAME**	
(NAME)	(NAME)	061-08-0-100.00
4703 Log Cabin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KIM GREGORY F/K/A KIM SHELBY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER WARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the West part of Lot No. 1 and the West part of the North part of Lot No. 2 of George C. Nolen's Subdivision of a 10-acre tract in the 11th Civil District, not of record, and described as follows:

Beginning at an iron pin in the South margin of Log Cabin Road at the Northwest corner of Lot No. 1; thence, along the rear lines of Lots Nos. 1 and 2 Southerly 260 feet to a point, the corner of Lots Nos. 2 and 3; thence, Easterly, but not along the rear line between said Lots Nos. 2 and 3, 98.76 feet to an iron pin which is 118.52 feet West of the West margin of Camelia Place; thence, Northerly 198.64 feet to an iron pin in the South margin of Log Cabin Road; thence, with the margin of the same Northwesterly 118.02 feet to the beginning, as by survey made by James A. Hamilton, Jr., September 4, 1950.

Being the same property conveyed to Kim Shelby, unmarried, by Warranty Deed from Lennis H. Ray and wife, Brenda Hewitt Ray of record in Instrument No. 20200618-0063707, Register's Office for Davidson County, Tennessee, dated June 16, 2020. Kim Shelby is now known as Kim Gregory.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4703 Log Cabin Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 26th day of July, 2021

Kim Gregory

KIM GREGORY F/K/A KIM SHELBY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 26th day of July, 2021.

Commission expires:

D. DYLAN PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2022

Notary Public