This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-12844-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2021.

Notary Public
My Commission Expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 689785 DEEDWARR
08/04/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210804-0104753

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kandace Kay Roberts 1716 Underwood Street Nashville, TN 37208	CMG Mortgage, Inc., dba CMG Financial 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	081-15-0-219.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brandon Michael Irby, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kandace Kay Roberts, an single woman**, hereinafter called the Grantee, her 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 Easterly part of the Westerly One-Half of Lot No. 410 in McGavock and Wetmore Addition to Nashville called the Town of McGavock, a plan of which is of record in Plat Book 21. Page 41, Register's Office for Davidson County, Tennessee.

Beginning at a point in the North Right-of-Way of Underwood Street, being North 65 degrees 55 minutes East - 222 feet from the East Right-of-Way of Dr. DB. Todd Boulevard. Said point being the common corner with Marie E. and Ronald M. Stewart (Deed Book 5348, Page 222) and being Southwest corner of the herein described property.

Thence with the East line of Stewart, North 43 degrees 30 minutes 00 seconds West- 129.93 feet to a point in the South Right-of-Way of Cockrill Street;

Thence, with the Right-of-Way of Cockrell Street North 47 degrees 17 minutes 38 seconds East -31.72 feet to a point at the Northwest corner of Carolyn Carlton (Instrument #20101022-0084909);

Thence, with the West line of Carlton and John D. and Susie Mae Walden (Deed Book 5241, Page 773), South 43 degrees 30 minutes 00 seconds East - 140.05 feet to a point in the North Right-of-Way of Underwood Street;

Thence, with the North Right-of-Way of Underwood Street. South 64 degrees 55 minutes 28 seconds West 33.43 feet to the Point of Beginning and containing 4,281 square feet or 0.098 acres more or less.

Being the same property conveyed to Brandon Michael Irby, a single man by Warranty Deed from Elfrid Lopez, unmarried, dated May 31, 2019, recorded June 6, 2019, of record in Instrument No. 20190606-0054200, Register's Office for Davidson County, Tennessee.

Ava Leigh Irby joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1716 Underwood Street, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2021.

GRANTOR:

Brandon Michael Irby

Ava Leigh Irby

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Walton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Michael Irby and Ava Leigh Irby, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of July, 2021.

CATRINA L. CARROLL
State of Florida - Notary Public
Commission # HH 78551
My Commission Expires April 28, 2025

Notary Public
My Commission expires: 4/28/2025

202108040104753

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 8/3/21.

Affiant Signature

Date: 8/3/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 3, 2021.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM