Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BVRES-21-6104

PREPARED BY (~~AND RETURN TO~~):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 693928 **DEEDWARR**
08/10/2021 11:53:03 AM 2 pgs
Fees: $13.00 Taxes: $1,740.85
20210810-0107666

W & I Ref: (DW) Title No.: 62003
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kyle Dyer Brett Dyer 6104 Nashua Avenue Nashville, TN 37209	new owners

TAX MAP PARCEL NUMBERS: 09105024500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James B. Lockhart and Christine Kelly Lockhart**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kyle Dyer and Brett Dyer**, as tenants in common with rights of survivorship, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Mosswood Heights, Section 2, of record in Book 4175, page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James B. Lockhart and Christine Kelly Lockhart, husband and wife, by Warranty Deed from Vernon B. Lockhart, as Trustee of the Vernon B. Lockhart Revocable Trust u/t/d 12/11/98, dated June 14, 2017 and recorded on July 19, 2017, of record in Instrument No. 20170719-0072736, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 4175, page 155, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 6104 Nashua Avenue, Nasville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2021.

James B. Lockhart

Christine Kelly Lockhart

State of ~~Tennessee~~ Alabama

County of ~~Davidson~~ Baldwin

On this 4th day of August, 2021, before me the undersigned authority, personally appeared James B. Lockhart and Christine Kelly Lockhart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 6-26-24

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $470,500.00.

Affiant

Sworn and subscribed before me this 5th day of August, 2021.

Notary

My Commission Expires: 07/09/24