Karen Johnson Davidson County
Batch# 700272 DEEDWARR
08/18/2021 10:53:28 AM 2 pgs
Fees: $13.00 Taxes: $1,631.33
20210818-0111680

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215599

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$440,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of August, 2021.

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05-02-22

# WARRANTY DEED

**THIS INDENTURE**, made this 17 day of August, 2021, among:

**NATALIE FORSYTH, MARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**DYVEKE PRATT AND WAYNE JOHNSON, WIFE AND HUSBAND**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Being Lot No. 38 on the plan of Sunny Acres, Section II, of record in Plat Book 2663, Page 39, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 38 begins at a point in the southerly margin of Renee Drive at the common dividing line between lots Nos. 38 and 39; thence southerly along said dividing line 278.3 feet to a point; thence easterly 212.1 feet to a point in the westerly margin of Lumar Lane; thence northerly along the westerly margin of Lumar Lane, 270.12 feet to the beginning of a curve; thence around said curve 36.29 feet to a point in the southerly margin of Renee Drive; thence westerly 121.02 feet along the southerly margin of Renee Drive to the point of beginning.**

**Being the same property conveyed to Natalie Forsyth by Warranty deed from Gary N. Nelson and Stephanie D. Boyd, husband and wife of record in Instrument No. 20160713-0071840 Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 13, 2016. Being also known as 2841 Renee Dr Nashville, Tennessee 37214.**

**Natalie Forsyth has since married. Geoffrey Wayne Miller joins in executing this deed conveying any martial interest he may have in said property**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Natalie Forsyth**

**Geoffrey Wayne Miller**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Natalie Forsyth and Geoffrey Wayne Miller**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of August, 2021.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

**Owner Name & Property Address:**

Name: Dyveke Pratt and Wayne Johnson
Address: 2841 Renee Drive
City, State, Zip: Nashville, TN 37214

**Responsible Party For Taxes:**

Name: Evansville Teachers Federal Credit Union
Address: PO Box 5129
City, State, Zip: Evansville, IN 47116-5129

**Tax ID: 084-12-0-061.00**