WARRANTY DEED

Karen Johnson Davidson County
Batch# 704019 DEEDWARR
08/25/2021 10:16:06 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20210825-0114664

#15852

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
April Wilmoth	new Owner	108070b15000co
(NAME)	(NAME)	
232 Timberway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Steven L. Byrd,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **April Wilmoth,** hereinafter called the GRANTEES, their 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 Unit No. 150 of Timber Lake Condominiums created under Title 66, Chapter 27, section 101, et seq., amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475 and by Instrument of Clarification at Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the commons Elements appurtenant to said Units, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made ~~to~~ the plat of Timber Lake Condominiums as set forth in Exhibit A-2 of said master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Steven L Byrd, by deed of record in Instrument NO. 20170822-0085827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 232 Timberway Drive, Nashville, TN 37214
(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/our hands this 23rd day of August, 2021.

Steven L. Byrd

State of Tennessee
County of Davidson

Personally appeared before me Steven L. Byrd, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of August, 2021.

Notary Public
My Commission Expires: _____

File No.: 15852

