G#34970-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 717478 DEEDWARR
09/16/2021 10:03:43 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210916-0124385

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2021.

Notary Public

My commission expires: July 3, 2022

(AFFIX SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
McKiss, LLC	**"New Owner"**	**072 09 0 149 00**
5065 Villa Crest Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kristil Lyle, a widow, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

McKiss, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 half of Lot No. 19 on the Map of Bush Spain's Subdivision of part of the Zack Stull Land, as of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 19 fronts 50 feet on the northerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Henry R. Lyle and wife, Nellie L. Lyle, by Warranty Deed dated July 31, 1950, from Edwin Elam Jackson and wife, Mary Harris Jackson, of record in Book 1875, Page 379, Register's Office for Davidson County, Tennessee. Said interest was vested in Henry R. Lyle as surviving tenant by the entirety when the said Nellie L. Lyle died on January 23, 1993. The said Henry R. Lyle, a widower, unmarried, conveyed the property to Roy Wayne Lyle by Quitclaim Deed dated May 9, 1997, of record in Book 10487, Page 654, said Register's Office. The said Roy Wayne Lyle died intestate on March 27, 2009.

KRISTEL Lyle, as surviving wife/widow of the said Roy Wayne Lyle filed an Affidavit of Heirship dated April 9, 2009, of record in Instrument No. 20090413-0033332, Register's Office for Davidson County, Tennessee.

THE said Kristil Lyle was further determined to be the sole heir-at-law of Roy Wayne Lyle by Affidavits of Heirship of record in Instrument No. 20210916-0124383 and in Instrument No. 20210916-0124384, said Register's Office.

THIS instrument is being executed on behalf of Kristil Lyle, pursuant to a Limited Power of Attorney executed by her on the 9th day of August, 2021, of record in Instrument No. 20210916-0124382 _____, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the hereinabove described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee;

2) Declaration of Restrictive Covenants by and between Kristil Lyle and Habitat for Humanity of Greater Nashville dated June 28, 2019, of record in Instrument No. 20190906-0090006, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **905 Spain Avenue, Nashville, TN 37216**.

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 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 hand(s) this **15th** day of **September, 2021.**

Kristil Lyle by Joany Johnson Attorney in Fact

Kristil Lyle By Joany Johnson, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Joany Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Kristil Lyle,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Kristil Lyle** for the purpose therein contained, by signing the name of **Kristil Lyle** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **September, 2021.**

Notary Public

My Commission Expires: July 3 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY