THIS INSTRUMENT WAS PREPARED BY
~~RETURN TO:~~
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-12244-BW

Karen Johnson Davidson County
Batch# 721761 DEEDWARR
09/22/2021 10:58:58 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20210922-0127339

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2021.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Wilburn	NEW OWNER	MAP & PARCEL
562 Beech Creek Rd., South		091-07-0T-001.00-CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kayla Marie Lydon a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret L. Wilburn**

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 A of 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141209-0112685, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The Easements, restrictive Covenants, Conditions and regulations imposed upon and relating to the units, property co-owners and tenants of 52nd and Kentucky Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141209-0112685, and By-Laws appended thereto as Exhibit "C" said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kayla Marie Lydon, a single woman by Warranty deed from Rachel Hart Brannon of record in Instrument No. 20200824-0095736 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5111 Kentucky Avenue, Nashville, 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 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 hand this the 17th day of September, 2021.

Kayla Marie Lydon

Kayla Marie Lydon

STATE OF Indiana
COUNTY OF Vanderburgh

ERIKA ROSE MAURER
NOTARY PUBLIC
SEAL
VANDERBURGH , STATE OF INDIANA
MY COMMISSION EXPIRES SEPTEMBER 06, 2025
COMMISSION NUMBER NP0704981

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kayla Marie Lydon** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of September, 2021.

My Commission expires: September 06, 2025

Erika Maurer
Notary Public