Karen Johnson Davidson County
Batch# 731457 DEEDWARR
10/07/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,025.13
20211007-0134969

WARRANTY DEED

State of Tennessee
County of ~~Rutherford~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,333.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 4.26.25

(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brad Byram Lauren Wright	Same as new owners	07207007800 and 07207007801
(NAME)	(NAME)	
1130 Kirkland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I, **Jennifer Florez, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brad Chelton Byram and Lauren Lesli Wright, husband and wife,** 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:

Tract 1:

Land in Davidson County Tennessee, being the Westerly one-half or fifty (50) feet of Lot No. 9 on the Plan of Inglewood Place, recorded in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:

Land in the Eleventh Civil District of Davidson County, State of Tennessee, located approximately 800 feet East of the intersection of Gallatin Pike and the Louisville and Nashville Railroad at Nashville, and more particularly described as follows:

The Northern part of Lot 84 of Kenmore Place Subdivision, as appears from Plat of Book 332, Page 32, in the Register's Office of Davidson County, Tennessee, being that portion of Lot 84 lying North of a line which is 200 feet North of and parallel to the North line of Warner Avenue.

Being the same property conveyed to Jennifer Florez, an unmarried woman by deed from *Russell Scott Rorie and wife, Sara Marie Rorie, dated 8-5-19 of record in Instrument #201908090079573, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1130 Kirkland Ave., Nashville, TN 37216
(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 hands this 29th day of September, 2021.

Jennifer Florez

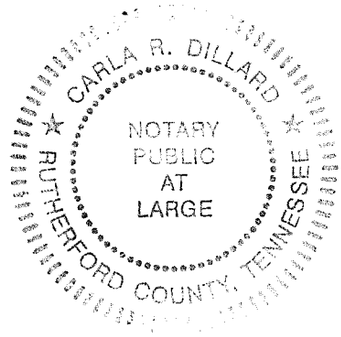
State of Tennessee
County of Rutherford

Personally appeared before me Jennifer Florez, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2021.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

File No.: 2467



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 29, 2021**.

Date

Affiant Signature

September 29, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON