Karen Johnson Davidson County
Batch# 745437 DEEDWARR
10/28/2021 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,393.05
20211028-0144707

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ashley Christine Dyke
1633 Roundhill Rd
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP **172-12**
GROUP **B**
PARCEL **143.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Glenn I. Harvey, Executor of the Lena Lucille (Davis) Harvey Estate, with full power of sale,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ashley Christine Dyke and Jim Bob Dyke, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of Section Seven, Bradford Hills, as shown by plat and survey of record in Plat Book 7900, page 6 as amended in Book 7900, page 337, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lucille Davis by deed dated August 22, 2003 from Jane S. Ramsey Lincicome, of record in Instrument no. 20030827-0124488, Register's Office for Davidson County, Tennessee. And further being the same property sold by the Executor as provided in the Last Will and Testament of Lena Lucille (Davis) Harvey of record in Probate Court Clerks Office, approved by Order of the Seventh Circuit Court for Davidson County, Tennessee, Case No. 20P-1542.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **1633 Roundhill Rd, Nashville, Tennessee 37211.**

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, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors 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 **18th** day of **October, 2021.**

By: Glenn I. Harvey - Executor
Glenn I. Harvey, Executor of the Estate of
Lena Lucille (Davis) Harvey, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Glenn I. Harvey** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Executor of the Lena Lucille (Davis) Harvey Estate,** the within named bargainor, with the authority so to do, and executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of October, 2021.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $376,500.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #21-9554

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 10/18/2021.

Kimberly D Hicks
Affiant
Date: 10/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26 day of October, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON