Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0605

Karen Johnson Davidson County
Batch# 746483 **DEEDWARR**
10/29/2021 10:17:20 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50

20211029-0145431

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2021

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Buchanon 8012 Sawyer Brown Rd Nashville, TN 37221	Legacy Homeloans LLC 4004 Hillsboro Rd Ste. 218 Nashville TN 37215	128-14-0-021.00

WARRANTY DEED

FOR AND IN 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/WE,

Julia E. Byrd, William Blake Byrd, and Lloyd Anderson Byrd

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Buchanon and Peggy Cates Buchanon, 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:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Harpeth Park, Section One, as of record in Book 3600, Page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 90.0 feet on the southerly side of Sawyer Brown Road and extends back 170 feet on the westerly line and 170 feet on the easterly line, to a dead line in the rear measuring 90.0 feet thereon.

BEING the same property conveyed to William C. Byrd and wife, Julia E. Byrd, and Alice Byrd, as all as tenants in common, by Warranty Deed from Alvin A. Boehlke and wife, Barbara D. Boehlke (incorrectly spelled Bohlke on deed), dated 2/1/1979 and recorded 2/13/1979 in Book 5394, Page 957, Register's Office for Davidson County, Tennessee.

The said Alice Byrd having since died on October 1, 1979, leaving her son William C. Byrd as her only heir-at-law. The said William C. Byrd having since died on May 20, 2017. The ownership interests in the subject property then passed to Julia E. Byrd, and the heirs-at law of William C. Byrd, namely William Blake Byrd and Lloyd Anderson Byrd.

Affidavits of Heirship of record in Instrument No. 20211029-0145426 and Instrument No. 20211029-0145427, Register's Office for Davidson County, Tennessee.

Powers of Attorney of record in Instrument No. 20211029-0145428; Instrument No. 20211029-0145429 and Instrument No. 20211029-0145430, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8012 Sawyer Brown Rd, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of October, 2021.

Julia E. Byrd by Michelle Norden, Attorney in Fact
Julia E. Byrd by Michelle Norden,
Attorney in Fact

William Blake Byrd by Michelle Norden, Attorney in Fact
William Blake Byrd by Michelle Norden,
Attorney in Fact

Lloyd Anderson Byrd by Michelle Norden, Attorney in Fact
Lloyd Anderson Byrd by Michelle Norden,
Attorney in Fact

TAMARA Y. MITCHELL NOTARY My Comm. Expires April 30, 2023 PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle Norden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Julia E. Byrd and that she is authorized by Julia E. Byrd to execute this instrument on her behalf.

Witness my hand and seal at Foley, Alabama, this 13th day of October, 2021.

Notary Public at Large
My commission expires: 4-30-2023

STATE OF ALABAMA
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle Norden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for William Blake Byrd and that she is authorized by William Blake Byrd to execute this instrument on his behalf.

Witness my hand and seal at Foley, Alabama, this 13th day of October, 2021.

TAMARA Y. MITCHELL NOTARY My Comm. Expires April 30, 2023 PUBLIC ALABAMA STATE AT LARGE

Notary Public at Large
My commission expires: 4-30-2023

STATE OF ALABAMA
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle Norden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Lloyd Anderson Byrd and that she is authorized by Lloyd Anderson Byrd to execute this instrument on his behalf.

Witness my hand and seal at Foley, Alabama, this 13th day of October, 2021.

TAMARA Y. MITCHELL NOTARY My Comm. Expires April 30, 2023 PUBLIC ALABAMA STATE AT LARGE

Notary Public at Large
My commission expires: 4-30-2023