Karen Johnson Davidson County
Batch# 752983 DEEDWARR
11/10/2021 11:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211110-0150294

Commitment Number: TN21105542

After Recording, Send To:

Boston National Title Agency LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21105542.

New Property Owner/Mail Tax Statements To:
JOSEPH BREEYEAR and **TAYLOR LYALL BREEYEAR**, 3807 PARK AVENUE, NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092-13-0-120-00

GENERAL WARRANTY DEED

JOSEPH BREEYEAR, AN UNMARRIED MAN, and **TAYLOR LYALL BREEYEAR WHO ACQUIRED TITLE AS TAYLOR NICOLE LYALL, AN UNMARRIED WOMAN AS TENANTS IN COMMON,** hereinafter grantors, whose tax-mailing address is **3807 PARK AVENUE, NASHVILLE, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **JOSEPH BREEYEAR** and **TAYLOR LYALL BREEYEAR**, husband and wife, hereinafter grantees, whose tax mailing address is **3807 PARK AVENUE, NASHVILLE, TN 37209**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, BLOCK 14 ON THE PLAT OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 160 AND 161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
Property Address is: 3807 PARK AVENUE, NASHVILLE, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 201804100033850 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092-13-0-120-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on October 18, 2021:

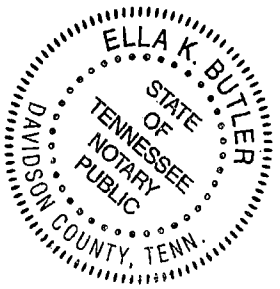
JOSEPH BREEYAR

TAYLOR LYALL BREEYEAR
WHO ACQUIRED TITLE AS
TAYLOR NICOLE LYALL

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 18, 2021 by **JOSEPH BREEYAR** and **TAYLOR LYALL BREEYEAR WHO ACQUIRED TITLE AS TAYLOR NICOLE LYALL** who are personally known to me or have produced TN Driver Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K Butler
Notary Public



Commission Expires: 07/09/2024

Maximum principal indebtedness for Tennessee recording tax purposes is 480,000
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of October, 2021.

Joseph Breeyear
Taylor Lyall Breeyear
Affiant

Joseph Breeyear
Taylor Lyall Breeyear
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 10/18/21 .

Aaron Avery

Affiant Signature

10-18-2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **18th** day of October, 20 21.

Pamuela L. Wood

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462