PREPARED BY:
BANKERS TITLE & ESCROW CORP
6107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Warranty Deed

Karen Johnson Davidson County
Batch# 757525 DEEDWARR
11/18/2021 11:40:42 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20211118-0153661

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this the 16th day of November, 2021.

Robin S. Edwards
Notary Public

My commission expires: 3/25/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Byron Samuel Raphael Emily Ann Raphael	New Owner(s)	084-11-0-144.00
2303 Aubrey Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BYRON SAMUEL RAPHAEL AND EMILY ANN RAPHAEL, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 223 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Aubrey Drive at the corner of Lots No. 222 and 223; thence with the line between said two lots, Southwardly 110 feet to the corner of Lots No. 221, 222 and 223; thence with the line between said Lots No. 221 and 223 Southeastwardly 56.57 feet to the corner of Lots No. 219 and 223 Eastwardly 45 feet to the Southwest corner of Lot No. 224; thence with the line between said Lots No. 223 and 224, Northwardly 150 feet to the Southerly margin of Aubrey Drive; thence with same, Westwardly 85 feet to the beginning.

Being the same property conveyed to O.W. Robinson and wife, Katherine L. Robinson, by Warranty Deed from The Prudential Insurance Company of America of record in Book 2273, Page 491, Register's Office for Davidson County, Tennessee, dated April 5, 1954 and recorded on April 6, 1954.

Said O.W. Robinson became deceased on February 26, 1961, vesting Katherine L. Robinson as surviving tenant. Said Katherine L. Robinson became deceased in 1969.

Affidavit as to heirs recorded on March 04, 2021 of record in Instrument Number 20210304-0027933, in the Register's Office for Davidson County, Tennessee.

Affidavit as to heirs recorded on May 13, 2021 of record in Instrument Number 20210513-0064791, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sun Valley Properties, LLC a Tennessee Limited Liability Company by Warranty Deed from Elizabeth Hayes Frisby of record in Instrument No. 20210604-0075314 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on June 04, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2303 Aubrey Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2021.

Sun Valley Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Jones, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Sun Valley Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of November, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025