WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 03/25/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
John Lloyd, Jr. and Kayla Lloyd	Mortgage Research Center, LLC dba Veterans United Home Loans	09105023900
(NAME)	(NAME)	
6118 Nashua Avenue	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 758426 **DEEDWARR**
11/19/2021 11:05:20 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20211119-0154141

For and 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, **Pamela Thompson and Patricia Peden and Joe Lloyd, Jr. and Teresa Gillaspie and Belinda Carlisle and John Lloyd** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **John Lloyd, Jr. and Kayla Lloyd, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 32 of Section II, Mosswood Heights, as shown on the Plan of record in Book 4175, page 155, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Joe C. Lloyd and wife, Betty T. Lloyd by Warranty Deed from William & Lee, Inc., dated January 20, 1972 and filed of record in Book 4571, page 349, Register's Office for Davidson County, Tennessee. And further conveyed to Joe C. Lloyd Sr. by Quitclaim Deed from Betty T. Lloyd, dated March 1, 2000 and filed of record in Instrument No. 20000308-0023650, said Register's Office. Joe C. Lloyd Sr. died intestate on or about August 9, 2011. Pursuant to Affidavits of Heirship filed in Instrument No. 20211119-0154139 and Instrument No. 20211119-0154140 Register's Office for Davidson County, Tennessee, title to subject property is vested in Pamela Thompson, Patricia Peden, Joe Lloyd Jr., Teresa Gillaspie, Belinda Carlisle and John Lloyd, his sole heirs at law. Reference is also made to Order filed in The Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P1603.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4469, page 735, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 6118 Nashua Avenue, Nashville, TN 37209
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of November, 2021

Pamela Thompson

Patricia Peden

Joe Lloyd, Jr.

Teresa Gillaspie

Belinda Carlisle

John Lloyd

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pamela Thompson and Patricia Peden and Joe Lloyd, Jr. and Teresa Gillaspie and Belinda Carlisle and John Lloyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of November, 2021.

Notary Public
My Commission Expires: 03/25/2025

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY