This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0364
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 769371 DEEDWARR
12/07/2021 01:35:59 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20211207-0162200

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $800,000.00

Sworn to and subscribed before me this 2 day of December, 2021.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Karen Gee 6125 Mt. Pisgah Rd Nashville, TN 37211	New Owner	172-15-0-002.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 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, **Bryan Lytle and Wioletta Lytle, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Karen Gee, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of First Revision Mt. Pisgah Hills of record in Plat at Instrument No. 20080110-0003064, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan Lytle, a single man by Warranty Deed from Sergei Tysyachuk and wife, Lilia Tysyachuk, of record in Instrument No. 20150615-0056163, Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 15, 2015.

Being the same property conveyed to Bryan Lytle and wife, Wioletta Lytle by Quitclaim Deed from Bryan Lytle, who acquired title as Bryan Lytle, a single man of record in Instrument No. 20190325-0026657 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 25, 2019.

This is improved property known as **6125 Mount Pisgah Rd., Nashville, TN 37211**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 2 day of December, 2021.

Bryan Lytle

Wioletta Lytle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Bryan Lytle and Wioletta Lytle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of December, 2021.

Notary Public
My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023