Karen Johnson Davidson County Batch# 812184 DEEDWARR 02/28/2022 09:37:30 AM 3 pgs Fees: $18.00 Taxes: $6,475.00 20220228-0022122	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$1,750,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of February, 2022. Notary Public My commission expires: 3/7/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Keri Ann Ross		**157-00-0-073.00**
15890 Bass Lane	New Owner	
San Diego, CA 92127		

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,

Leyla Baycora, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keri Ann Ross, married

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. 51 on the Plan of Devonshire Manor, Section One, of record in Plat Book 5200, Page (s)122 and 123 and amended in Book 5549, page 563 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 51 begins at a point in the easterly margin of Worchester Drive, the common corner of Lots Nos. 50 and 51; thence southerly along the easterly margin of Worchester Drive, 159.75 feet to a concrete monument, the beginning of a curve; thence along said curve with a radius of 25.0 feet southeastwardly, a distance of 39.27 feet to a concrete monument in the northerly margin of Radcliff Drive; thence eastwardly along the northerly margin of Radcliff Drive, 274.0 feet; thence North 8 degrees 24' 24" East, 184.74 feet to a point, the common corner of Lots Nos. 50 and 51; thence westwardly along the line between said lots 298.6 feet to the point of beginning.

Being the same property conveyed to Erol K Baycora and Leyla Baycora, husband and wife by Warranty deed from Christine Ann Palmer and Eileen K. Allen N/K/A Eileen Carell Nicholson Co-Executors of the Estate of James W. Carell of record in Instrument No. 20140124-0006804 Register's Office for Davidson County, Tennessee, dated January 23, 2014 and recorded on January 24, 2014. The said Erol K. Baycora is now deceased, having died on July 18, 2021, leaving Leyla Baycora as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **6540 Radcliff Drive, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of February, 2022.

Leyla Baycora

Leyla Baycora

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Leyla Baycora**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **February, 2022.**

Notary Public

My Commission Expires: 10-26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 this the 15th day of February, 2022.

Affiant Signature
Date 02/15/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024