This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15889-MC

Karen Johnson Davidson County
Batch# 822229 **DEEDWARR**
03/14/2022 03:13:25 PM 2 pgs
Fees: $13.00 Taxes: $1,559.55

20220314-0029678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $421,500.00.

Bailey Pinson
Affiant

Subscribed and sworn to before me, this the 7th day of March, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bailey Pinson 509 Old Towne Drive Brentwood, TN 37027	new owner	160-16-0C-036-00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Kristine M. Mylls and Charles Lightsey, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bailey Pinson, an unmarried woman,** hereinafter called the Grantee, her 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 Unit No. 36 on the Plan of The Terraces at Brentwood Chase of record in Instrument No. 20001103-0109137, 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 Kristine M. Mylls and Charles Lightsey, wife and husband, by Quitclaim Deed from Kristine M. Mylls, dated July 26, 2013 and recorded on August 2, 2013, of record in Instrument No. 20130802-0080690, Register's Office for Davidson County, Tennessee. Also see Warranty Deed in Instrument No. 20020403-0040268.

This is improved property located at: **509 Old Towne Drive, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2022, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Midtown Title, LLC
1704 Charlotte Avenue South
Nashville, TN 37212
DM-CR-22-509

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that 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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2022.

GRANTOR:

Kristine M. Mylls

Charles Lightsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristine M. Mylls and Charles Lightsey, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **7th** day of March 2022.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM