WARRANTY DEED

Karen Johnson Davidson County
Batch# 833750 DEEDWARR
04/04/2022 09:26:20 AM 2 pgs
Fees: $13.00 Taxes: $1,761.57

20220404-0038441

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Alan B. Minchew	SEND TAX BILLS TO: Alan B. Minchew	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
1163 Cross Creek Drive	1163 Cross Creek Drive	071-15-0-487.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Travis A. Lloyd, single, and Deniece A. Lloyd, a married woman** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan B. Minchew**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The southerly 12 feet of Lot No. 57, all of Lot No. 58, and the Northerly 7 feet of Lot No. 59 on the Plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 and parts of Lots Nos. 57 and 59 front together 50 feet on the westerly side of North 5th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Travis A. Lloyd, not married and Deniece A. Lloyd, married, with right of survivorship by Quitclaim deed from Montella B. Smith, not married of record in Instrument No. 20060224-0021872 Register's Office for Davidson County, Tennessee, dated February 23, 2006 and recorded on February 24, 2006. Grantors warrant that this is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 1116 N 5th St, Nashville, TN 37207
(House Number) (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 we do covenant with the said GRANTEES 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 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 hand this 1st day of April, 2022.

Travis A Lloyd by Deniece A Lloyd Attorney in Fact

Travis A. Lloyd, by Deniece A. Lloyd, Attorney in Fact

Deniece A Lloyd

Deniece A. Lloyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2022, before me personally appeared **Deniece A. Lloyd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Travis A. Lloyd** and acknowledged that she executed the same as the free act and deed of the said **Travis A. Lloyd**.

WITNESS my hand and official seal at office this 1st day of April, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Deniece A. Lloyd,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY