Karen Johnson Davidson County
Batch# 849849 DEEDWARR
05/03/2022 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220503-0051031

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 11th day of April, 2022.

Notary Public
My Commission Expires: 11/3/25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

2022-126

Address of New Owner:	Send Tax Bills to:	Tax Information:
Trevor Davis and Anthony Davis	New owner	
802 Bixler Avenue		043-05-0-108.00
Nashville, TN, 37115		

WARRANTY DEED

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, we

Patrick B. Ward and Lindsey M. Ward, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Trevor Davis and Anthony Davis, as joint tenants with free rights of survorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the Southerly one half of Lot No. 8 of Block "A" on the Plan of Cedarcrest Estates of record in Plat Book 974, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description and being further described as follows:

Said part of Lot No. 8 fronts 50.5 feet on the Easterly side of Bixler Avenue and extends back 191.5 feet between parallel lines to a dead line in the rear measuring 50.5 feet thereon.

Being the same property conveyed to Patrick B. Ward by Warranty Deed from Joseph A. Vido, II, a married man of record in Instrument No. 20160729-0078440 and Scrivener's Affidavit is recorded on November 8, 2016 of record in Instrument No. 20161108-0118101 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on July 29, 2016.

Being the same property conveyed to Patrick B. Ward and Lindsey M. Ward, husband and wife by Quitclaim Deed from Patrick B. Ward, married of record in Instrument No. 20210323-0038366 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 23, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **802 Bixler Avenue, Nashville, TN 37115.**

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 our hands this 11th day of April, 2022.

Patrick B. Ward

Lindsey M. Ward

Lindsey M. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick B. Ward and Lindsey M. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.11.22 (date of document).

Affiant Signature

4.11.22
Date

State of Tennessee

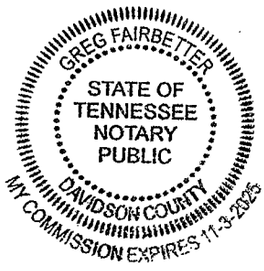
County of Davidson

Sworn to and subscribed before me this 11th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212