Karen Johnson Davidson County
Batch# 862674 DEEDWARR
05/25/2022 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220525-0060796

Name and Address of New Owner:
Danielle Haines and Denise Haines
523 Upsall Drive
~~Nashville~~, TN 37013
Antioch

Send Tax Bills To:
Danielle Haines and Denise Haines
523 Upsall Dr., ~~Nashville~~ Antioch TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 163-11-0C-004-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tylvia Boyd, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danielle Marie Haines, an unmarried woman and Denise Marie Haines, a married woman, tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF REVISED, BELL FORGE VILLAGE ILL, SECTION FIVE OF RECORD IN BOOK 6900, PAGE 632, AS AMENDED IN BOOK 7524, PAGE 552, 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 Tylvia Boyd, a single woman by Warranty Deed from Beverly Jane King and Claudia Ann Tidwell and Shirley Ruth Elliott, as to an undivided One-Third interest Each, as tenants in common with the right of survivorship of record as Instrument No. 20190313-0022982 in the Register's Office for Davidson County, Tennessee, dated March 8, 2019 and recorded on March 13, 2019.

For Information Only: Being Parcel 163-11-0C-004-00
Being also known as 523 Upsall Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of May, 2022.

_____(SEAL)
Tylvia Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2022, before me personally appeared Tylvia Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2022.

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2022

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 19th day of May, 2022.

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

_____
Notary Public
My commission expires: _____
File No: 2022-4617-RS

Certificate of Authenticity

I, Tonya Loftin, 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 **May 19, 2022**.

Date

Tonya Loftin
Affiant Signature

May 20, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of May, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)