This instrument prepared by:
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Karen Johnson Davidson County
Batch# 865662 DEEDWARR
06/01/2022 01:09:08 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20220601-0063292

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2022.

Notary Public
My commission expires: 8 September 2025

ZACHARY ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
TYSON S. DRAPER 313 RURAL HILL COURT NASHVILLE, TN 37217	NEW OWNER	150 02 0 146.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Earl Dortch IV and Christi Lee Dortch, comprising all of the heirs at law of Robert Earl Dortch III, deceased,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **Tyson S. Draper, unmarried,** hereinafter called the Grantees, their successors 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. 24 A, Zone Lot Division, Lots 18, 21, 22, 23, 24 and 46, Harbor Gate, Section One Revised, as of record in Book 6250, Page 344, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Said Lot No. 24 A fronts 55 feet on the Southerly side of Lake Terrace Drive and extends back 141 feet on the Easterly line and 141 feet on the Westerly line to a rear line measuring 55 feet thereon.

Being the same property conveyed to Robert Dortch, III, unmarried, by Warranty Deed from Gary F. Dillard, unmarried, of record in Instrument No. 20020422-0049530, in the Register' s Office of Davidson County, Tennessee, dated April 12, 2002 and recorded on April 22, 2002. Robert Dortch, III has since died on January 06, 2022.

Robert Earl Dortch IV and Christi Lee Dortch are the sole heirs at law of Robert Earl Dortch III.

Christi Lee Dortch is one and the same person as Christi Lee Dortch-Goins and Christi Lee Dortch Bush. Robert Earl Dortch IV is one and the same as Robert E. Dortch IV.

See Affidavit as to Heirs of record in Instrument No. 20220601-0063290 Davidson County Register of Deeds.

See Affidavit as to Heirs of record in Instrument No. 20220601-0063791, Davidson County Register of Deeds.

This property is improved property known as 743 Lake Terrace Drive, Nashville, TN 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27 day of May, 2022.

Robert Earl Dortch IV

Christi Lee Dortch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Earl Dortch IV and Christi Lee Dortch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 27 day of May, 2022.

Notary Public

My Commission expires: 11/08/22

(SEAL)
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON