Name and Address of New Owner:
Thomas Grones and Elizabeth Erin Grones
3634 Valley Vista Rd.
Nashville, TN 37205

Send Tax Bills To:
Thomas Grones and Elizabeth Erin Grones
3634 Valley Vista Rd.
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 869478 DEEDWARR
06/10/2022 10:46:47 AM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20220610-0066291

This Instrument Prepared By:
Emily Crowder
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 104-13-0-189.00

## 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, **Matthew Tyska, a unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Grones and Elizabeth Erin Grones, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 2 and the westerly 20 feet of Lot 3, Plan of Bellwood, Balock A, as shown on plat of record in Plat Book 547, page 149 Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 3 front together 80 feet on the northerly side of Valley Vista Road and extend back between lines, 196.27 feet, more or less on the easterly line and 196.64 feet on the westerly line to a dead line in the rear, measuring 80 feet thereon.

Included in the above description but excluded therefrom is the following tract of land conveyed to Douglas B. White and wife, Peggy L. White by deed from D & R Properties dated June 11, 2004 and filed for record at Instrument No. 20040615-0070747, Register's Office for Davidson County, Tennessee:

Beginning at an iron pin in SW corner of Lot No. 2 on the Plan of Bellwood; thence along Valley Vista Drive, N 67 degrees 14 minutes 01 seconds W 39.44 feet to an iron pin at the SE corner of property owned by Douglas B. White, et ux, (DB 9015-830, ROD CT), and being Lot No. 38 on the Plan of Whitworth, Phase 2 of record in Plat Book 7900, page 470, said Register's Office; thence in a northeasterly direction along the

easterly line of White, N 71 degrees 12 min 19 seconds E 31.81 feet to an iron pin; thence continuing with said easterly line in a northerly direction , N 30 degrees 41 minutes 42 seconds E 134.63 feet to an iron pin at the NE corner of said White property' thence leaving said corner, N 30 degrees 56 minutes 33 seconds E 4.3 feet to an iron pin; thence in a northeasterly direction N 65 degrees 00 minutes 24 seconds E 10.52 feet to an iron pin; thence in a southerly direction, S 26 degrees 15 minutes 44 seconds W 166.38 feet to the point of beginning.

Being the same property conveyed to Tina M. Iverson, unmarried by Warranty deed from Douglas B. White and Wife, Peggy L. White of record in Instrument No. 20050111-0004035 Register's Office for Davidson County, Tennessee, dated January 05, 2005 and recorded on January 11, 2005 . (Value of consideration shown in aforementioned deed $350,000.00.)

Being the same property conveyed to Tina Michelle Iverson and Husband, Matthew John Tyska by Quit Claim deed from Tina M. Iverson of record in Instrument No. 20111122-0091350 Register's Office for Davidson County, Tennessee, dated November 15, 2011 and recorded on November 22, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Matthew J. Tyska, a married man by Quit Claim deed from Tina Michelle Iverson and Matthew John Tyska of record in Instrument No. 20210224-0022989 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on February 24, 2021. (Value of consideration shown in aforementioned deed $0.00.)

This is improved property also known as 3634 Valley Vista Road Nashville, TN 37205.

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 8th day of June, 2022.

_____(SEAL)
Matthew Tyska

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of June, 2022, before me personally appeared Matthew Tyska, 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 8th day of June, 2022.

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Signature
My commission expires: 8/20/24

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

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 $1,425,000.00, 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
8th day of June, 2022.

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My commission expires: 8/20/24
File No. 2022-458