This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 233-4079 fax

Karen Johnson Davidson County
Batch# 871784 DEEDWARR
06/15/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220615-0068348

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, I, **BESSIE ENGLAND, UNMARRIED**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHAD ANDREW LLOYD and DOMINIKA LLOYD, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT 1 ON THE FINAL PLAT OF THE LYLE PROPERTY SUBDIVISION, AS SHOWN ON THE PLAT OF RECORD AS INSTRUMENT #20071102-0129733, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO BESSIE L ENGLAND, SUBJECT TO THE LIFE ESTATE OF ESTELLE R LYLE, BY QUITCLAIM DEED FROM ESTELLE R LYLE, DATED APRIL 21, 2008, OF RECORD IN INSTRUMENT NO 20080422-0041044, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ESTELLE R LYLE DIED MAY 17, 2012, THEREBY TERMINATING HER LIFE ESTATE.

This is improved property, known as 403 PITTS AVE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7 day of June, 2022.

BESSIE ENGLAND

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BESSIE ENGLAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (City), TN, on this the 7 day of June, 2022.

NOTARY PUBLIC
My commission expires: 4/15/25

JESSE DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00.

Affiant

Subscribed and sworn to before me, this the 7 day of June, 2022.

NOTARY PUBLIC
My commission expires: 4/15/25

JESSE DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
CHAD ANDREW LLOYD
DOMINIKA LLOYD
104 CLIFTON CT
OLD HICKORY, TN 37138

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 053 16 0 071.00

True Copy Certification

I, Brittney Clark, 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 original document executed and authenticated according to law on 06/07/22.

Brittney Clark 06/09/22

Affiant Signature Date

State of: Tennesee
County of: Montgomery

Sworn to and subscribed before me this 9 day of June, 2022.

L. Ruble

Notary's Signature

My Commission Expires: 12/12/23

Notary Seal

