THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-05-249
Parcel ID: 118 13 0 165.00

Karen Johnson Davidson County
Batch# 873328 DEEDWARR
06/17/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20220617-0069321

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anna Carolina Pontes 3606 General Bate Drive Nashville, TN 37204	New owner	Map/Parcel 118 13 0 165.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Evans Byrd and Katie J. Byrd, formerly known as Katie J. Adkisson, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Anna Carolina Pontes**, ("Grantee") all of right, title and interest in and to that certain real property known as 3606 General Bate Dr., Nashville, TN 37204 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 23 and the Northwest part of Lot No. 22 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, Page 2, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the Easterly margin of Gen. W.B. Bates Drive at the common corners of Lots 22 and 23; thence with the line between said lot in an Easterly direction and crossing Browns Creek 127.0 feet to a concrete monument; thence with said creek in a Southwesterly direction 155.9 feet to a point in the Easterly margin of Gen. W.B. Bates Drive; thence with said drive in a Northerly direction 120.0 feet, more or less, to the point of beginning and being a triangular shaped parcel of land, said Lot No. 23 front together 246.3 feet, more or less, on the Easterly margin of Gen. W.B. Bates Drive as one tract of land, said parcel measures 168.0 feet on the Northerly lot line and 120.9 feet on the Southerly lot line.
>
> Being the same property conveyed to Katie J. Adkisson, an unmarried woman, by Warranty Deed from Jackson L. Tucker, unmarried, of record in Instrument No. 20180309-0022739, Register's Office for Davidson County, Tennessee, dated March 9, 2018 and recorded on March 9, 2018.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of June, 2022.

Evans Byrd

Katie Jean Byrd formerly known as Katie Jean Adkisson

Katie Jean Byrd, formerly known as Katie J. Adkisson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2022, before me personally appeared Evans Byrd and Katie Jean Byrd f/k/a Katie J. Adkisson, 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 2nd day of June, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 790,000.00, 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 2 day of June, 2022

Notary Public
My commission expires: 3/3/25

BELLINA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BELLINA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 6/1/22 (date of document).

Affiant Signature

6/3/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

