Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0287

Karen Johnson Davidson County
Batch# 883651 DEEDWARR
07/05/2022 10:03:35 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20220705-0077138

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of June, 2022

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly R. Byrd 329 Tyne Court Old Hickory, TN 37138	NEW OWNER	051-14-0-027.00

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/WE,

Ronnie Taylor, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly R. Byrd, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 208 on the Plan of Gra-Mar Acres, Section No. 7, as of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property previously conveyed to Robert C. Blackmon and wife, Martha Ola Blackmon by Warranty Deed from Ronald L. Cox and wife, Sandra L. Cox, dated 9/27/1991 and recorded 10/8/1991 in Book 8459, Page 720, Register's Office for Davidson County, Tennessee.

The said Martha Ola Blackmon is reported to have died on June 3, 2020, leaving Robert C. Blackmon as the surviving tenant.

The said Robert C. Blackmon died testate on October 31, 2020. Pursuant to his Last Will and Testament and Order to Probate filed 5/10/2021 in Docket No. 20P-2041 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Larry Martindale was appointed as Executor. Per Codicil No. 1 to his Last Will and Testament, Robert C. Blackmon devised the subject property to Ronnie Taylor and Kimberly R. Byrd, and per Probate Order filed 3/3/2022, Executor Larry Martindale was ordered to convey the subject property to Ronnie Taylor and Kimberly R. Byrd.

BEING the same property conveyed to Ronnie Taylor and Kimberly R. Byrd, equal tenants in common, by Executor's Deed from Larry Martindale, Executor of the Estate of Robert C. Blackmon, deceased, dated 3/29/2022 and recorded 6/14/2022 in Instrument No. 20220614-0067259, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor grantor's spouse.

Scrivener's Affidavit of record in Instrument No. 20220705-0077137, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 801 Lemont Drive, Nashville, TN 37216.

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 and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24 day of June, 2022.

Ronnie Taylor

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronnie Taylor** 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.

Witness my hand and official seal at Riverview, Florida this 24 day of June, 2022.

Notary Public
My Commission Expires: 11/29/2024

(Notary Seal)

Notary Public State of Florida
Brian Raymond Backes
My Commission HH 067148
Expires 11/29/2024