WARRANTY DEED

Karen Johnson Davidson County
Batch# 885552 DEEDWARR
07/07/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220707-0078654

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sun Valley Properties, LLC	NEW OWNER	Parcel ID: 09405004000
(NAME)	(NAME)	
912 South 13th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rosemary Byrd A/K/A Rosemary D. Byrd, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sun Valley Properties, LLC, a Tennessee limited liability company**, 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. 115 on the Plan of Shelby Heights, Section 3, as shown on Plat of record in Book 3106, Page 12, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Alfred Geddes, Jr. and wife, Rosemary Byrd-Geddes, by Warranty Deed from Karen J. Ashton, unmarried, dated September 15, 2005 and recorded September 28, 2005 in Instrument 20050928-0116268, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Rosemary Byrd by Quitclaim Deed from Alfred Geddes, Jr., dated August 3, 2016 and recorded August 8, 2016 in Instrument 20160808-0082169, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 912 South 13th Street, Nashville, TN 37206

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

This Deed shall take effect on the 14th day of June, 2022.

Witness our hands this 14th day of June, 2022.

Rosemary D Byrd

STATE OF Missouri

COUNTY OF St Louis city

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rosemary D Byrd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2022.

Eva Marie Hale

Notary Public

My Commission Expires: March 20, 2023

(SEAL)

EVA MARIE HALE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 15160940
My Commission Expires Mar 20, 2023

Certificate of Authenticity

I, Tonya Loftin, 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 **June 14, 2022**.

Date

Tonya Loftin
Affiant Signature

July 7, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7th day of July, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)