Karen Johnson Davidson County
Batch# 887923 DEEDWARR
07/12/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220712-0080219

WARRANTY DEED

MARGARET PHILPOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on 07/11/22.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tower High Rentals LLC		096 11 0 192.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joshua Lyles and Vanessa Howe, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tower High Rentals LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hickory Bend, Section 1 of record in Plat Book 3300, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 98 fronts 75 feet on the Southerly side of Lakeland Drive and runs back 135.24 feet on the Westerly line and 137.86 feet on the Easterly line to a dead line in the rear which measures 75.04 feet.

Being the same property conveyed to Joshua Lyles, a single man, by Warranty Deed from Herbert Lee Hendricks and Molly Hendricks, husband and wife, of record in Instrument No. 20190108-0001847, in the Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on January 8, 2019.

Joshua Lyles has since married. Vanessa Howe, spouse of Joshua Lyles, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Joshua Lyles.

This is improved property known as 3209 Lakeland Dr., Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to

the said land to the said GRANTEES, their successors 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.

Witness our hands on 07/11/22.

Joshua Lyles

Vanessa Howe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/11/22, before me personally appeared Joshua Lyles and Vanessa Howe, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/11/22.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 9-8-2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/11/2022** (date of document).

Affiant Signature

7/11/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **July**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

