Karen Johnson Davidson County
Batch# 889524 DEEDWARR
07/15/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20220715-0081499

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $264,900.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Brandon Adams, Trustee of The 2124 Dearborn Dr Trust** | **New Owner** | **08413001400** |
| **PO BOX 695** | **Same** | |
| **Madison, TN 37116** | | |

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 ACKNOWLEDGE, WE,

**Eric J. Byrd, married and Geneva M. Byrd, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brandon Adams, Trustee of The 2124 Dearborn Dr Trust**

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. 87, on the Map of Donelson Hills, of record in Book 2331, Pages 22 & 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Eric J. Byrd and Geneva M. Byrd, both unmarried, joint tenants with right of survivorship, by Warranty Deed from Edith Phy Overby, unmarried, dated December 10, 1999, of record in Instrument No. 199912130302442, in the Register's Office for Davidson County, Tennessee. Eric J. Byrd herein makes oath that the within described property is neither his personal residence, nor the personal residence of his spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2124 Dearborn Dr, Nashville, TN 37214.

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 in 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.

Eric J. Byrd Date: 7/14/22

Geneva M. Byrd Date: 7/14/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Eric J. Byrd and Geneva M. Byrd, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July 2022, _____.

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 7/7/25

# Certificate of Authenticity

I, Mark Bloedorn, 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 7/14/22.

7/14/22
Date

Affiant Signature

7/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of July, 2022.

Notary's Signature
My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023