This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18434-AP

Karen Johnson Davidson County
Batch# 905966 DEEDWARR
08/22/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220822-0094336

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Subscribed and sworn to before me, this the 18th day of August, 2022.

Notary Public
My Commission Expires: 9/2/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jacob Brandyn Pyles 4212 Saunders Ave Nashville TN 37216	Same as owner	061-06-0-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jane P. Suder, unmarried and Joel F. Pace, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jacob Brandyn Pyles, an unmarried man and Frances Phillippi Herndon, an unmarried woman as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/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. 39 on the Plan of Maplewood Heights Subdivision for J.E. Saunders of record in Book 547, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jane P. Suder, unmarried and Joel F. Pace, unmarried, as joint tenants with right of survivorship, by deed from Calvin C. Burgett, widower, dated June 26, 2020 and recorded on July 1, 2020, of record in Instrument No. 20200701-0071262, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4212 Saunders Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of August, 2022.

GRANTOR:

Jane P. Suder

Joel F. Pace

STATE OF New Hampshire
COUNTY OF Rockingham

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jane P. Suder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of August, 2022.

Notary Public
My Commission expires: _____

LYNDA J CONCHIGLIA
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
August 18, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel F. Pace, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

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TRUE COPY CERTIFICATION

I, Sarah Ames, 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 August 18, 2022.

Signature
Date: August 18, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 18th day of August, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD