(D)

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Williamson |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P22-5476-WE<br><br>Karen Johnson Davidson County<br>Batch# 956472 DEEDWARR<br>12/30/2022 09:21:30 AM 2 pgs<br>Fees: $13.00 Taxes: $1,572.50<br>20221230-0133815 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December, 2022.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 07/21/2026<br><br>(AFFIX SEAL) |

RACHAEL LEIGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/21/2026
WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Polk99, LLC** | New Owner | |
| 222 Polk Avenue #99 | | 093-05-2A-101.00-CO |
| Nashville, TN 37203-3589 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **David Byrd and wife, Sherry Byrd**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Polk99, 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:

Being a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Unit Number 99 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominium), created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and Restated in Instrument No. 20061025-0132105, Certification of Electronic Document recorded at Instrument No. 20061026-0132845, and as amended in Instrument No. 20180123-0007047, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete identification and description of said unit.

Being the same property conveyed to David Byrd and wife, Sherry Byrd by Warranty Deed from Steve Sadler and wife, Logina Sadler of record in Instrument No. 20150526-0048227, Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 26, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **222 Polk Avenue #99, Nashville, TN 37203-3589**

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.

Witness our hands this the 21 day of December, 2022.

David Byrd

Sherry Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Byrd and wife, Sherry Byrd,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of December, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON