Karen Johnson Davidson County
Batch# 961406 DEEDWARR
01/17/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20230117-0003524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-09-2024

(AFFIX SEAL)

THERESA RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean A. Leffler, Jr.	Dean A. Leffler, Jr. (NAME)	083-05-0
1401 Douglas Ave (ADDRESS)	1401 Douglas Ave (ADDRESS)	038.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Claude Allen Byrum, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dean A. Leffler, Jr., hereinafter called the Grantees, their heirs and assigns, that 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. 6 of Block "A" on the Plan of Eastwood Addition as of record in Book 332, Page 63, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the South side of Seymour Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Claude A. Byrum and wife, Lisa E. Byrum by Warranty Deed from Dixie Ethel Wilkerson, by Charles Bren Thompson and Gerald Thompson, Co-Conservators for Dixie Ethel Wilkerson of record in Book 7003, Page 434, said Register's Office, and subsequently conveyed to Claude Allen Byrum by Quitclaim Deed from Lisa Elaine Byrum of record in Instrument No. 20140103-0000584, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1042 Seymour Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 13th day of January, 2023.

WARRANTY DEED
(Continued)

Claude Allen Byrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claude Allen Byrum, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2023.

Notary Public

My Commission Expires: 7/16/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 13th day of January, 2023.

Date: 1-13-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 13th day of January, 2023.

My commission expires 7/9/2024.

