WARRANTY DEED

Karen Johnson Davidson County
Batch# 966298 DEEDWARR
02/01/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230201-0007513

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF February, 20 23

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Kayla Byler	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBER
(NAME)	(NAME)	
714 James Ave		091-05-0W-015-00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Heather Christine Roth, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kayla Byler, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit 15 of the Rows of the Annex, as contained in Master Deed, of record in Instrument No. 20170501-0042517 and joinder of same in Joinder of same in Instrument No. 20170829-0088856, shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for 670 James Ave., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957 and amended and restated in Instrument No. 20190814-0080842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather Christine Roth by Deed of Correction at Instrument No. _202302010007512___ in said Register's Office, Tennessee and Warranty Deed of record in Instrument No. 20200513-0049455, Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on May 13, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No 20200430-0045104, and all other matters of record in the Register's office of Davidson County, Tennessee, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 714 James Ave Nashville, TN 37209
(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 hand this 1st day of February, 2023.

Heather Christine Roth

Heather Christine Roth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Heather Christine Roth** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2023.

Notary Public

My Commission Expires: June 18, 2023

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
June 18, 2023

Certificate of Authenticity

I, Holly A Mason, 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 2/1/23.

Affiant Signature

2/1/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of February, 2023

Notary's Signature (Notary Seal)

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON