WARRANTY DEED

Karen Johnson Davidson County
Batch# 971776 DEEDWARR
02/17/2023 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $7,122.50
20230217-0011488

File No. EY-23-3906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Paylor and Megan Estes Paylor	Bryan Paylor and Megan Estes Paylor	
(NAME)	(NAME)	
436 Lynnwood Boulevard	6029 Sedberry Road	116-15-0-099.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I/we, **Christopher Blake Wiedman, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Paylor and Megan Estes Paylor, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 the South 105 feet of Lot No. 106-A, on the Plan of Royal Oaks Subdivision, as shown on a copy of an unrecorded map made by W. B. Southgate, Surveyor, and being shown as parts of Lots Nos. 105 and 106 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Plat Book 421, Pages 102 and 103, and described as follows:

Said part of said lot fronts 105 feet on the Easterly side of Lynwood Boulevard, and runs back between lines 338 feet on the South line and 350 feet, more or less, on the North line to a dead line in the rear measuring 105 feet thereon.

Being the same property conveyed to Christopher Blake Wiedman, a married man by Warranty Deed from Benjamin L. Collins and Stephanie Collins, by and through Attorney-in-Fact Benjamin Collins, husband and wife of record in Instrument No. 20220408-0040938 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 8, 2022. Scrivener's Affidavit recorded on June 30, 2022 in Instrument No. 20220630-0075634, Register's Office for Davidson County, Tennessee.

The subject property was not a martial residence of Christopher Blake Wiedman and as such is not subject to any marital or homestead interest.

This is property more commonly known as 436 Lynnwood Boulevard, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 9th day of February, 2023.

Christopher Blake Wiedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2023, before me personally appeared Christopher Blake Wiedman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

TN Tax Free Warranty Deed

Certificate of Authenticity

I, Elizabeth Yerger, 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 **February 9, 2023**.

Affiant Signature

February 16, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

16th day of **February**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

