Karen Johnson Davidson County
Batch# 975499 **DEEDWARR**
03/01/2023 10:40:12 AM 2 pgs
Fees: $13.00 Taxes: $1,679.80

20230301-0014490

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$454,000.00** (Four Hundred Fifty Four Thousand).

AFFIANT

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed to and sworn before me this 28th day of February, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(NOTARY SEAL)

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Charles C. Upton, III and Anna Lee C. Upton<br>2917 Simmons Avenue<br>Nashville, TN 37211 | **Same as New Owner** | 11913029800 |

## WARRANTY DEED

FOR AND IN 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, **DAN TYLER AND WIFE, ADELE B. TYLER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHARLES C. UPTON, III AND ANNA LEE C. UPTON, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**BEING Lot No. 1 on the Plan of Hale Harris Subdivision of record in Book 5190, page 437, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Dan Tyler and wife, Adele Tyler by deed from Alden Horton, III and spouse, Juli G. Horton of record in Instrument No. 20061205-0150068, dated December 1, 2006 and recorded December 5, 2006, Register's Office for Davidson County, Tennessee.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**2917 SIMMONS AVENUE**<br>**NASHVILLE, TN 37211** |
|---|---|---|

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: **BOX 10-A** GTE File: 2023016697

**WITNESS,** this 28th day of February, 2023

X _____
**Dan Tyler**

X _____
**Adele B. Tyler**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 28th day of February, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dan Tyler and Adele B. Tyler** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of February, 2023.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

LTSR Number:

GTE File: 2023016697