WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Nicole Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Karen Johnson Davidson County
Batch# 983359 DEEDWARR
03/22/2023 10:56:44 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20230322-0020733

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam Thurman	NEW OWNER	081 10 288.00
(NAME)	(NAME)	
1326 Cliff Amos Rd		
(ADDRESS)	(ADDRESS)	
Springhill TN 37174		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lytle John Allen, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adam Thurman**, 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:

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

Being all of Lot No. 321 of J.M.T.J and G.W. Hardings Plan as shown on Plat of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lytle John Allen by Quitclaim Deed from Juan Marks dated November 6, 2019, filed of record on November 7, 2019, of record in Instrument No. 20191107-0115236, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 1743 22nd Ave North, Nashville, TN 37208

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 20 day of March, 2023.

Lytle John Allen

Lytle John Allen

STATE OF GEORGIA

COUNTY OF Fulton

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Lytle John Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20 day of March, 2023.

Notary Public

My Commission Expires: June 07 2024

(SEAL)

SEQUIRA SCOTT WILLIAMS
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 07, 2024
FULTON COUNTY, GEORGIA