Karen Johnson Davidson County
Batch# 987856 DEEDWARR
04/03/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230403-0024071

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2023.

Notary Public

My commission expires: 07-06-26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tyrone L Dillard	Guaranteed Rate Inc.	**105-10-0K-005.00-CO**
2013E Beech Avenue	4044 N Lincoln Ave #324	
Nashville, TN 37204	Chicago, ILL 60618	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Gregory J. Twork and Elizabeth Joyce Lawrence, a married couple

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tyrone L Dillard, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit E Bagwell Townhomes, as established under Declaration of Covenants, Conditions and Restrictions Establishing Bagwell Townhomes as a Planned Unit Development of record in Instrument No. 20150312-0021247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Gregory J. Twork, unmarried and Elizabth Joyce Lawrence, unmarried by Warranty deed from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160513-0047877 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on May 13, 2016; the said Elizabeth Joyce Lawrence was erroneously misspelled as Elizabth Joyce Lawrence on the most recent conveyance deed; the said Gregory J. Twork and Elizabeth Joyce Lawrence having since married each other and convey the subject property as a married couple.

LTC

Being improved property known as **2013E Beech Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2023.

Gregory J. Twork

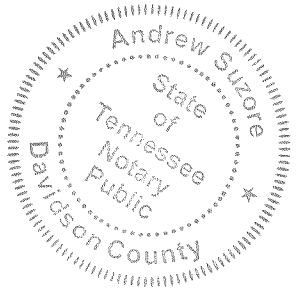
Elizabeth Joyce Lawrence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gregory J. Twork and Elizabeth Joyce Lawrence, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of March, 2023.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 23-000978-524

LTC

True Copy Certification

I, **Pam Autry,** 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 this the ~~11th~~ 31st day of ~~April~~ March, 2023.

Affiant Signature
Date 04/~~11~~3/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~11th~~ 3rd day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON