Karen Johnson Davidson County
Batch# 995965 DEEDWARR
04/25/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20230425-0030430

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63072
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amanda B. Mayfield 112 Bowling Avenue Nashville, TN 37205	same

TAX MAP PARCEL NUMBERS: 10405031100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$880,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Lynch, III and Frances Holley Lynch, Trustees of the John R. Lynch, III and Frances Holley Lynch Living Trust dated April 4th 2018**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Amanda B. Mayfield, a single woman,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 305 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Book 332, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Lynch and wife, Frances by Warranty Deed from Howard J. Kohnstamm and wife Mari, dated April 17, 1980 and recorded on April 18, 1980 of record in Bok 5592, page 329, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 4, 2018, recorded April 9, 2018 of record in Instrument No. 20180409-0033332, said Register's Office, subject property was conveyed to John R. Lynch, III and Frances Holley Lynch, Trustees of the John R. Lynch, III and Frances Holley Lynch Living Trust dated April 4th, 2018, and any amendments thereto.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All Matters shown on the Plan of record in Book 332, page 174, said Register's Office.

This is improved property, known as 112 Bowling Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th **day of** April, **2023.**

John R. Lynch, III and Frances Holley Lynch Living Trust dated April 4th 2018

By: John R Lynch III, Trustee
John R. Lynch, III, Trustee

By: Frances Holley Lynch, Trustee
Frances Holley Lynch, Trustee

State of Tennessee

County of Davidson

On this 24th day of April, 2023, before me the undersigned authority, personally appeared John R. Lynch, III and Frances Holley Lynch, Trustees of the John R. Lynch, III and Frances Holley Lynch Living Trust dated April 4th 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-09-2024

Margaret H Taylor
Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $880,000.00.

Cheryl D. Belcher
Affiant

Sworn and subscribed before me this 24th day of April, 2023.

Elizabeth J Barnes
Notary

My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 24, 2023.

J. Carlton Drumwright

April 24, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 24, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY