Karen Johnson Davidson County
Batch# 1004379 DEEDWARR
05/17/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230517-0037083

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

Affiant

Subscribed and sworn to me on 05/16/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicholas Craig Kayla Craig 1509 Bellafonte Court Nashville, TN 37221	Bank of America, N.A. 4500 Amon Carter Blvd Fort Worth, TX 76155	155 16 0A 329.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justin C. Byler and Sharon L. Byler, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Nicholas Craig and Kayla Craig, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of TRACESIDE SECTION NINE, of record at Instrument No. 20000103-0000455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Justin C. Byler and Sharon L. Byler, husband and wife, by Warranty Deed from David G. Liddle and Amanda K. Liddle, husband and wife, of record in Instrument No. 20191002-0100321, in the Register's Office of Davidson County, Tennessee, dated September 27, 2019 and recorded on October 2, 2019.
>
> This is improved property known as 1509 Bellafonte Court, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 05/16/23.

Justin C. Byler

Sharon L. Byler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/16/23, before me personally appeared Justin C. Byler and Sharon L. Byler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/16/23.

NOTARY PUBLIC

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 16, 2023.

Signature 05/16/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 16th day of May, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY