Karen Johnson Davidson County
Batch# 1005145 DEEDWARR
05/18/2023 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20230518-0037483

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37645-04-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Garrett Barnes Massey, John Hall Massey Jr. 2700 W Linden Avenue Nashville, TN 37212	**Send Tax Bills To:** Garrett Barnes Massey, John Hall Massey Jr. 2700 W Linden Avenue Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 10415013200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graden Dycus and wife, Casey Dycus** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Garrett Barnes Massey and John Hall Massey Jr., wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2700 W Linden Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of May, 2023.

Graden Dycus

Casey Dycus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Graden Dycus and Casey Dycus, 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.

Witness my hand, at office, this 18th day of May, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly half of Lot No. 9 on the Map of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said westerly half of said Lot No. 9 fronts 50 feet on the northerly side of West Linden Avenue (formerly Sunset Avenue) and runs back between parallel lines 162.8 feet on the east line and 162.9 feet on the west line to the south line of Lot No. 20.

Being the same property conveyed to Graden Dycus and wife, Casey Dycus by deed dated September 13, 2013 from Richard D. Swint and Judy L. Swint, heirs at law of Ollie Douglas Swint of record in Instrument No. 20130925-0100770, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10415013200.
2. All matters appearing on the Plan of record as Book 332, page 132, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/18/23 (date of document).

Affiant Signature

5/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY