Karen Johnson Davidson County
Batch# 1016062 DEEDWARR
06/16/2023 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230616-0046167

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1550-SL

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Gwinnett

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Courtney Coleman
Affiant

Subscribed and sworn to before me, this the 16th day of June, 2023.

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TAH Holding LP P.O. Box 15087 Santa Ana, CA 92735	New Owner	141 05 0A 192.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Stewart Anthony Fyke, as Executor of the Estate of Sally W. Fyke, deceased, and as Trustee of the Fyke Family Special Needs Trust created under the Last Will and Testament of Sally W. Fyke, deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **TAH Holding LP, a Delaware Limited Partnership**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN being Lot No. 192 on the Plan of Avondale Park, Phase 2, Section 3B as shown on the plan of record in Instrument No. 20080226-0018937 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sally Fyke, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record as Instrument No. 20131126-0121264 in the Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013.

The said Sally Fyke died testate on June 3, 2021. The Last Will and Testament of Sally W. Fyke has been admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Docket No. 21P1791. The last Will and Testament of Sally W. Fyke provides that all of her real property is to be left to the Fyke Family Special Needs Trust, which was created under said Last Will and Testament. Stewart Anthony Fyke executes this instrument as the Executor of the Estate of Sally W. Fyke, and as the Trustee of the Fyke Family Special Needs Trust created under the Last Will and Testament of Sally W. Fyke.

This is improved property located at: **1312 Scarcroft Lane, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 16th day of June, 2023.

GRANTOR:

Estate of Sally W. Fyke, deceased

By: Stewart Anthony Fyke, Executor
Stewart Anthony Fyke, Executor

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 Stewart Anthony Fyke, Executor of the Estate of Sally W. Fyke, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of June, 2023.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

The Fyke Family Special Needs Trust

By: Stewart Anthony Fyke, Trustee
Stewart Anthony Fyke, Trustee

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 Stewart Anthony Fyke, Trustee of the Fyke Family Special Needs Trust, created under the Last Will and Testament of Sally W. Fyke, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of June, 2023.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 June 16th, 2023 (date of document).

Robynn Miller

Affiant Signature

06/16/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 16th day of June, 20 23,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024