Karen Johnson Davidson County
Batch# 1023498 DEEDWARR
07/07/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20230707-0051835

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

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

File #23-TC-0738-WG

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret Anne Byerly and Michael Byerly	**NEW OWNER**	
(NAME)	(NAME)	**115-08-0-060.00**
738 Vosswood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA REISZ, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET ANNE BYERLY AND MICHAEL BYERLY, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of West Meade Farms, Inc., Section H, of record in Book 2133, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 236 fronts 130 feet on the Easterly side of Vosswood Drive and runs back 335.5 feet on the Northerly line and 335.6 feet on the Southerly line, to a dead line in the rear, measuring 130 feet thereon.

Being the same property conveyed to Cynthia Reisz, unmarried by Warranty Deed from HR Properties of Tennessee, a Tennessee General Partnership of record in Instrument No. 20070607-0068227, in the Register's Office for Davidson County, Tennessee, dated June 06, 2007 and recorded on June 07, 2007.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* All matters shown on the Plan of record in Book 2133, Page 17, in the Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 2099, page 597, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **738 Vosswood Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the ~~6th~~ 5th day of July, 2023.

Cynthia Reisz

Cynthia Reisz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~6th~~ 5th day of July, 2023, before me personally appeared Cynthia Reisz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~6th~~ 5th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 5th day of July, 2023.

Affiant Signature
Date 7-6-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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