Karen Johnson Davidson County
Batch# 1028064 DEEDWARR
07/19/2023 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,022.90
20230719-0055555

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $817,000.00.

Affiant

Subscribed and sworn to before me, this 18 day of July, 2023.

Notary Public

My commission expires:

(Notary Stamp)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alyssa Cervantes and Sean McKinnis	Legacy Home Loans	**146-14-0-024.00**
861 Forest Acres Drive	1036 Stearman Dr. Ste 6	
Nashville, TN 37220	White House, TN 37188	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Armelia Ann Puryear, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Alyssa Cervantes, an unmarried woman and Sean McKinnis, an unmarried man, tenants in common with right of survivorship.**
(hereinafter called the "Grantee"), his 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. 2, of Resubdivision of Lots Nos 25 & 26 of Forest Acres Subdivision - Section Three, as shown on plat of record in Book 2331, page 19, and as corrected in Book 2450, Page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William D. Castleman Trustee by Quitclaim Deed from Robert B. Puryear, III of record in Book 9158, page 940, Register's Office for Davidson County, Tennessee, dated November 16, 1993 and recorded on November 22, 1993. and within the same deed the said William D. Castleman, Trustee conveyed his interest in the subject property to Robert B. Puryear, III and wife, Armelia Ann Puryear; said Robert B. Puryear, III died December 18, 2010 leaving all interest to his wife, Armelia Ann Puryear.

This is improved property known as **861 Forest Acres Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of July, 2023.

Armelia Ann Puryear

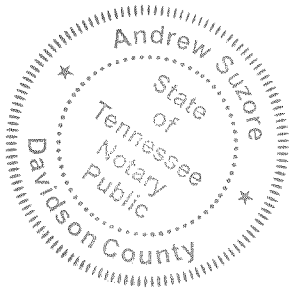
Armelia Ann Puryear

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, Armelia Ann Puryear, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of July, 2023.

Notary Public
My Commission Expires: May 7, 2024



Lenders Title Company File No. 23-001094-524

SP 11/2015

True Copy Certification

I, **Kaz Arbogast,** 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 18 day of July, 2023.

Affiant Signature

Date 7.18.2023

State of TENNESSEE
County of DAVIDSON

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

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

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