Karen Johnson Davidson County
Batch# 1032625 DEEDWARR
07/31/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,300.40
20230731-0058792

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Byers, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Naples and Amanda Wood, husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 7 and the Westerly part of Lot No. 8 on the Plan of Cherokee Park, of record in Plat Book 547, pages 169 and 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 and the Westerly part of Lot No. 8 front together 100 feet on the Northerly side of Lauderdale Road and runs back 164 feet on the Westerly Line 172 feet, more or less, on the Easterly line to a dead line, measuring 80 4/13 feet thereon.

Being the same property conveyed to David Byers, a single man by deed from Christopher J. Demetra and Heather M. Demetra, husband and wife, dated October 30, 2015, of record in Instrument No. 20151103-0112004, Registers Office for Davidson County, Tennessee. David Byers is now married to Lynley Byers who joins in this conveyance to convey any and all marital interest in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 313 Lauderdale Road, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Alexander Naples **313 Lauderdale Road** **Nashville, TN 37205**	New Owner	**103-12-0-099.00**

WITNESS THE EXECUTION HEREOF this 21st day of July, 2023.

David Byers

Lynley Byers

State of Tennessee)
County of Davidson)

On this 21st day of July, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Byers and Lynley Byers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 892,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of July, 2023.

Notary Public

My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/21/2023.

Affiant Signature – Joshua A. Terry

7/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/28/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON