Karen Johnson Davidson County
Batch# 1033453 DEEDWARR
08/02/2023 10:47 11 AM 2 pgs
Fees $13 00 Taxes $1,498.50
20230802-0059582

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jordon Kyle Byrd
3017 Beachmist Way
Antioch, TN 37013

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:

150-16-0A-101.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jack Kenneth Byrd,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jordan Kyle Byrd,** a single man, hereinafter called the Grantee, their 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, Tennessee, being Lot No. 5 on the Plan of Section Three, Windhaven Shores, as shown on plat of record in Instrument No. 20041214-0148382, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jack Kenneth Byrd by Quitclaim deed from Shannon Sunn Byrd of record in Instrument No. 20160308-0022101 Register's Office for Davidson County, Tennessee, dated March 07, 2016 and recorded on March 08, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

This is improved property known as **3017 Beachmist Way Antioch, TN 37013.**

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. 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 our hands this 31st day of July, 2023.

Jack Kenneth Byrd

Jack Kenneth Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jack Kenneth Byrd, 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.

Witness my hand and official seal this 31st day of July, 2023.

Jodie D Pelley

NOTARY PUBLIC

JODIE D PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/20/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $405,000.00.

Jordan Kyle Byrd

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2023.

Jodie D Pelley

NOTARY PUBLIC

JODIE D PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/20/2024