Karen Johnson Davidson County
Batch# 1033995 DEEDWARR
08/03/2023 09 27 22 AM 2 pgs
Fees $13 00 Taxes $2,146 00
20230803-0059963

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Subscribed and sworn to before me, this 2 day of ~~July~~ August, 2023.

ANTHONY J. PRIMM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/02/2023 DAVIDSON COUNTY

Notary Public
My commission expires: 10/02/23

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| NOAH DAY<br>4805 BRIARWOOD DRIVE<br>NASHVILLE, TN 37211 | New Owner | 146 04 0 150 00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA S. CALLAWAY, unmarried,** hereinafter referred to as GRANTOR, has bargained and sold, and do hereby transfer and convey to **NOAH DAY and MALLORY DAY, husband and wife,** hereinafter called the Grantees, their successors 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 37 on the Plan of Section Two, Elysian Meadows Addition, of record in Plat Book 2663, page 101, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description

Said Lot fronts 115 56 feet on the South side of Briarwood Drive and runs back 240 feet on the East line and 134 9 feet on the West line to a dead line in the rear on which it measures 159 feet

Being the same property conveyed to Linda S Callaway, unmarried, by Warranty Deed from Kenneth R Davis, unmarried, of record in Instrument No 20131115-011838, in the Register's Office of Davidson County, Tennessee, dated November 14, 2013 and recorded on November 15, 2013

This is improved property known as 4805 BRIARWOOD DRIVE, NASHVILLE, TN 37211

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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, successors and assigns, forever Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28 day of July, 2023

LINDA S CALLAWAY

Acknowledgment

STATE OF TEXAS
COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA S. CALLAWAY**, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and seal this 28 day of July, 2023

Notary Public
Commission expiration date: 12-2-2026

(SEAL)
TERRY L GRUBB
Notary ID #128459176
My Commission Expires
December 2, 2026