WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039264 **DEEDWARR**
08/16/2023 03 14 26 PM 2 pgs
Fees $13 00 Taxes $1,258 00

20230816-0063998

BS-KW-23-2611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
William Velasquez Lopez	**New Owner**	
(NAME)	(NAME)	**121-00-0-199 00**
3030 Herman B Rader Dr		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(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, **WILLIAM BYRON DYE, MARRIED, DEBRA G. KINNEY,** married **AND JANET M. NEWMAN,** married, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM VELASQUEZ LOPEZ, MARRIED,** 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 1 on the Plan of Resubdivision of The Dye Property of record in Plat Book 8250, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William A Dye and wife, Mary Elizabeth Dye by Warranty deed from Cecil E Waggoner and wife, Margie P. Waggoner of record in Book 5176, page 712, Register's Office for Davidson County, Tennessee, dated May 9, 1977 and recorded on June 28, 1977.

Being a portion of the same property conveyed to William A Dye and wife, Mary Elizabeth Dye by Warranty deed from Cecil E Waggoner and Margie Ann Waggoner of record in Book 5252, page 537, Register's Office for Davidson County, Tennessee, dated September 20, 1977 and recorded on February 14, 1978.

William A. Dye died in 1988, leaving Mary Elizabeth Dye as the surviving tenant by the entirety

Mary Elizabeth Dye died testate on December 19, 2021, her interest passed at death to William Byron Dye, Janet M. Newman, and Debra G. Kinney as devisees under the duly probated Last Will and Testament of Mary Elizabeth Dye administered through Davidson County Probate Court, Docket No. 22P1450

Said property is not and has never ben the primary marital residence of grantors.

This conveyance is subject to·
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 10, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as· **2611 Pulley Road, Nashville, Tennessee 37207**

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 15th DAY OF AUGUST, 2023

William Byron Dye
William Byron Dye

DEBRA G. KINNEY By William Byron Dye, ATTORNEY-IN-FACT
Debra G. Kinney by William Byron Dye, Attorney-in-Fact

JANET M. NEWMAN By William Byron Dye, ATTORNEY-IN-FACT
Janet M Newman by William Byron Dye, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BYRON DYE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th of August, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BYRON DYE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEBRA G KINNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said DEBRA G KINNEY

Witness my hand and official seal, this the 15th of August, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BYRON DYE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANET M NEWMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JANET M NEWMAN

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212