WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045096 DEEDWARR
09/01/2023 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230901-0068554

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/14/25
(AFFIX SEAL)

WILLIAMSON COUNTY * MICHELLE W. LOCKE * STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Corrine Y. Byrd and Jury O. Byrd	New Owner	Parcel ID: 108-08-0-251.00 and
(NAME)	(NAME)	
3041 Reelfoot Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nathan Bogard and Nicole A. MacVey Bogard, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Corrine Y. Byrd and Jury O. Byrd, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 25, on the Plan of Reelfoot, Section Three, of record in Book 6250, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan A. Bogard from Barbara L. Davis, now Emmons, married by Warranty Deed dated July 31, 2006 and recorded August 8, 2006 on in Instrument No. 20060808-0097582, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nathan Bogard and Nicole A. MacVey, husband and wife, as joint tenants with right of survivorship from Nathan A. Bogard, a/k/a Nathan Bogard, married to Nicole A. MacVey by

Quitclaim Deed dated September 30, 2022 and recorded on October 6, 2022 in Instrument No. 20221006-0110125, Register's Office for Davidson County, Tennessee.

Nicole A. MacVey having sing been married on NOVEMBER 4, 2006 **and is now known as Nicole A. MacVey Bogard.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3041 Reelfoot Drive, Nashville, TN 37214

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 AUGUST, 2023

Nathan Bogard

Nicole A. MacVey Bogard

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Nathan Bogard and Nicole A. MacVey Bogard, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 08/31/2023 (date of document).

Affiant Signature

08/31/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

