Karen Johnson Davidson County
Batch# 1046340 DEEDWARR
09/05/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230905-0069512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

DM-BD-23-4111

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)
Benjamin DuBose	NEW OWNER	
(NAME)	(NAME)	
6400 Highway 100		**064 09 0 032.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **PANDORA SUE LYLE, FKA PANDORA SUE WINFREY, AND DARREL LYLE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN DUBOSE, A MARRIED MAN,** 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 located in the Fourth Civil District of Davidson County, Tennessee, Being Lot No. 24 in Block "K" of the Map of Hadley's Bend City, as of record in Plat Book 421, Page 120, Registers' Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Pandora Sue Winfrey, Unmarried and Darrel Lyle, Unmarried, by Quitclaim Deed from Pandora Sue Winfrey, Unmarried, of record in Instrument No. 20091021-0097096, in the Register's Office of Davidson County, Tennessee, dated October 08, 2009 and recorded on October 21, 2009. Pandora Sue Winfrey and Darrel Lyle have since married. Pandora Sue Winfrey is now known as Pandora Sue Lyle.

Being the same property conveyed to Pandora Sue Winfrey, Unmarried, by Warranty Deed from Smith Burnette, only heir-at-law of Smith Burnette, a/k/a Davis Smith Burnette, deceased, of record in Instrument No. 20070807-0094108, in the Register's Office of Davidson County, Tennessee, dated August 03, 2007 and recorded on August 07, 2007.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Hadley's Bend City, as recorded in Plat Book 421, Page(s) 120.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10710, Page 116.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4111 Church St, Old Hickory, Tennessee 37138**.

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 31st DAY OF AUGUST, 2023.

Pandora Sue Lyle

Darrel Lyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PANDORA SUE LYLE, 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 31st of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARREL LYLE, 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 31st of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

I, Logan Bell, 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 8-31-23 (date of document).

Affiant Signature

Date 9-5-23

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5 day of Sept, 20 23.

Notary's Signature

MY COMMISSION EXPIRES:

