WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048473 DEEDWARR
09/11/2023 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20230911-0071059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Denise Laray Mayfield	New Owner	
(NAME) 1415 Montgomery Ave	(NAME) Property	071-16-0-114.00
(ADDRESS) Nashville TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kyle Blue Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Denise Laray Mayfield, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 the Southerly 49.2 feet of Lot No. 13 on the Map of T.I. Ward Resubdivision of Lots 27 thru 34 and 37 thru 49 in Williams & Hayes Company Belleview Plan of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 13 fronts 49.2 feet on the easterly side of Montgomery Avenue and runs back 200 feet more or less on the northerly line and 200 feet on the southerly line a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Kyle Blue Development, LLC by Warranty deed from Margretta A. Knowles of record in Instrument No. 20220913-0102124 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on September 13, 2022.

****Laray Mayfield and Denise Laray Mayfield are one and the same person.****

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Davidson County, Tennessee Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1415 Montgomery Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of August, 2023.

KYLE BLUE DEVELOPMENT, LLC

Sole Member

By: Kinsey Collier, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kinsey Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Kyle Blue Development, LLC, a Tennessee Limited Liability Company , the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

WITNESS my hand and official seal at office this 21st day of August, 2023.

Notary Public

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Manno, 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 **8/21/23**.

Date

Affiant Signature

8/21/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026