PREPARED BY & RETURN TO: Home Surety Title & Escrow, LLC, 5583 Murray Road, Suite 120, Memphis, TN 38119, (901) 737-2100, File No.: 232842

Karen Johnson Davidson County
Batch# 1067027 DEEDWARR
11/01/2023 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20231101-0085400

WARRANTY DEED

THIS INDENTURE, made and entered as of this the 31 day of October, 2023, by and between:

F. Barry Bays, Trustee of the F. Barry Bays Revocable Trust dated November 11, 2014, , party of the first part / Grantor(s), and

Kyle David Neblett and Chandler Ellis Neblett, husband and wife, party of the second part / Grantee(s),

For and in consideration of Four Hundred Seventy Five Thousand and 00/100 Dollars ($475,000.00), cash in hand paid by the party of the second part, hereinafter called GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the party of the first part, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the GRANTEES, their interest in, a certain tract or parcel of land of Davidson County State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register Office of Davidson County, Tennessee and being described as follows: Beginning at a point In the southerly margin of Wilmoth Road, the common corner of Lots 374 and 375; thence with the line between said lots, southwardly 129.4 feet to a point; thence westwardly 106 feet to a point in the easterly margin of Spears Road; thence with the margin of the same, northwardly 108.46 feet to a point, the beginning of a curve; thence northeastwardly around said curve 39.27 feet to a point in the southerly margin of Wilmoth Road; thence with the margin of the same, eastwardly 113.05 feet to the point of beginning, more or less.

Being the same property conveyed to F. Barry Bays, Trustee of the F. Barry Bays Revocable Trust by Warranty Deed of record at Instrument No. 202310040078202, dated 09/28/2023 and recorded 10/04/2023, in the Register's Office of Davidson County, Tennessee.

The party of the first part / grantor warrants, covenants and certifies that the subject property is not their homestead as defined by statute.

This conveyance is made subject to:

Davidson County taxes for the year 2024, not yet a lien, not yet due and payable.

Subdivision restrictions, building lines and easements of record in Plat Book 3300, Page 5, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record at Book 3249, Page 345; Book 3309, Page 615; Book 3616, Page 269; Book 3702, Page 519, in the aforesaid Register's Office.

Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

Assessments levied by the Homeowners Association, Inc.

NOTE: The title policy and/or commitment omits any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This document was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

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 the signature of the party of the first part the day and year first above written.

The F. Barry Bays Revocable Trust dated November 11, 2014

F. Barry Bays, Trustee
By: F. Barry Bays, Trustee

State of Tennessee **County of Shelby**

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, F. Barry Bays, the within named Trustee of the **F. Barry Bays Revocable Trust dated November 11, 2014 Trust**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 31 day of October 2023.

WILLIAM HULTMAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 03-11-2026

Notary Public:

Commission Expiration: 3-11-2026

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00, which amount if equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 31st day of October 2023.

Notary Public

My Commission Expires: _____

KRISTI A ROBERTS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 03-11-2026

Property known as: 3133 Wilmoth Road, Nashville, TN 37207

Tax ID No.: 050-14-0-214.00

Mail Tax Bills to:
Kyle David Neblett and wife,
Chandler Ellis Neblett
3133 Wilmoth Road
Nashville, TN 37207

Property Owner & Address:
Kyle Neblett and Chandler Neblett
3133 Wilmoth Road
Nashville, TN 37207

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E-File Affidavit

I, Kristi Roberts, 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 10-31-23.

Signature

11-1-2023
Date

State of Tennessee County of Shelby

Personally appeared before me, the undersigned, Notary Public for said state and county, Kristi Roberts, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHNNY DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 03-11-2026

11-1-2023
Date