RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-18754-23

Karen Johnson Davidson County
Batch# 1084897 DEEDWARR
12/21/2023 01:05:30 PM 2 pgs
Fees: $13.00 Taxes: $1,883.30
20231221-0098539

WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$509,000.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of 21, 202

NOTARY PUBLIC

My commission expires: 9/29/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Rene Torres and Dylan Michael Torres 6865 Collinswood Dr Nashville TN 37221	~~Same address as new owner~~ Churchill Mortgage 1749 Mallory Lane Ste 100 Brentwood, TN 37027	155-08-0C-158-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINE THOUSAND AND 00/100 Dollars ($509,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID W. WYATT AND KATHRYN G. WYATT, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHELLE RENE TORRES AND DYLAN MICHAEL TORRES, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, pages 339-447, as amended in Book 7900, pages 888-889, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David W. Wyatt and Kathryn G. Wyatt, husband and wife, from Michael W. Roberson and spouse, Dedra L. Roberson, by Warranty Deed dated August 7, 2014 and recorded August 8, 2014 in Instrument #20140808-0071757, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 6865 Collinswood Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of December, 2023

GRANTOR(S)

David W. Wyatt

Kathryn G. Wyatt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, David W. Wyatt and Kathryn G. Wyatt, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day of December 2023.

Notary Public

David P Webber

Printed Notary Name

My commission expires: DAVID P. WEBBER TENNESSEE NOTARY PUBLIC My Comm Exp. October 20, 2026 COUNTY OF WILLIAMSON

I Lisa Allard, 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 December 21, 2023.

Lisa Allard, Affiant December 21, 2023

State of Tennessee County of Williamson
Sworn to and subscribed before me this December 21, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024