Karen Johnson Davidson County
Batch# 1101691 DEEDWARR
02/15/2024 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20240215-0010679

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. EM-24-5974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Adrian Lavett and Casandra Sandstrom	FirstBank	
(NAME)	(NAME)	
1130 Kirkland Avenue	PO Box 4500	072-07-0-078.00 and 072-07-0-078.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brad Chelton Byram and Lauren Lesli Wright, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karl Adrian Lavett and Casandra Sandstrom, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County Tennessee, being the Westerly one-half or fifty (50) feet of Lot No. 9 on the Plan of Inglewood Place, recorded in Book 332, page 101, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:

Land in the Eleventh Civil District of Davidson County, State of Tennessee, located approximately 800 feet East of the intersection of Gallatin Pike and the Louisville and Nashville Railroad at Nashville, and more particularly described as follows:

The northern part of Lot 84 of Kenmore Place Subdivision, as appears from Plat of Book 332, Page 32, in the Register's Office of Davidson County, Tennessee, being that portion of Lot 84 lying North of a line which is 200 feet North of and parallel to the North line of Warner Avenue.

Being the same property conveyed to Brad Chelton Byram and Lauren Lesli Wright, husband and wife by Warranty Deed from Jennifer Florez, an unmarried woman, dated September 29, 2021 and recorded October 7, 2021 in Instrument No. 20211007-0134969, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1130 Kirkland Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 13th day of February, 2024.

Brad Chelton Byram

Lauren Lesli Wright

STATE OF COLORADO
COUNTY OF JEFFERSON

On this 13th day of February, 2024, before me personally appeared Brad Chelton Byram and Lauren Lesli Wright, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of February, 2024.

Notary Signature
My commission expires: 6-29-27

CASSANDRA BURCHAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234024540
MY COMMISSION EXPIRES JUNE 29, 2027

Certificate of Authenticity

I, Adde Dilworth, 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 **February 13, 2024**.

Date

Affiant Signature

February 13, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

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