Karen Johnson
Batch # 1104877
02/27/2024 09:16:12 AM
Fees: $13.00 Taxes: $1,391.94
Davidson County
DEEDWARR
2 pgs
20240227-0013106

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gre
this transfer is $376,200.00

Affiant

Subscribed and sworn to before me, this 26 day of Feb 2024.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Dylan Gyauch-Lewis	Provident Funding Associates	118-10-0-131.00
3410 Springbrook Drive	4 Parkway Center Suite 100	
Nashville, TN 37204	Pittsburgh, PA 15220	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara E. Futter, Trustee of The BFPD Revocable Trust dated September 16, 2016,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Dylan Gyauch-Lewis, an unmarried man, and David Lewis and Denise Gyauch, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on part of the Plan of O.F. Noel Estate, Pleasant Valley, of record in Plat Book 1424, page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barbara E. Futter by Warranty Deed from Patrick Hardie and wife, Leigh Ann Hardie, dated June 29, 1998 of record in Book 11009, page 958, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Barbara E. Futter, Trustee of The BFPD Revocable Trust dated September 16, 2016 by Tennessee Quitclaim Deed from Barbara E. Futter dated September 16, 2016 of record as Instrument No. 20161004-0104577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3410 Springbrook Drive, Nashville, TN 37204

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 26th day of February, 2024.

The BFPD Revocable Trust
dated September 16, 2016

By: Barbara E. Futter
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Barbara E. Futter, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of **The BFPD Revocable Trust dated September 16, 2016,** the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the 26th day of February, 2024.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2023117831