This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $515,000.00.

Christine Marcoon
Affiant

Subscribed and sworn before me this the 16 day of May, 2024.

Notary Public
My commission expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1136530
05/20/2024 09:22:49 AM
Fees: $13.00 Taxes: $1,905.50

Davidson County
DEEDWARR
2 pgs

20240520-0037061

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy Nye and Taylor Fish 1509 Brockton Lane Nashville, TN 37221	New Owners	141-05-0A 543.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TYLER B. DAVIS AND KATHRYN N. DAVIS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY NYE AND TAYLOR FISH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 543 on the Plan of Avondale Park, Phase 3, Section 2 of record in Instrument No. 20151007-0102442 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tyler B. Davis and Kathryn N. Davis, husband and wife, by deed dated 04/18/2016, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20160419-0037776, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1509 Brockton Lane, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 16th day of May, 2024.

Tyler B. Davis

Kathryn N. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tyler B. Davis and Kathryn N. Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2024.

My commission expires: 6/14/2028

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public