WARRANTY DEED

Karen Johnson
Batch # 1141179
05/31/2024 10:59:48 AM
Fees: $13.00 Taxes: $1,243.20

Davidson County
DEEDWARR
2 pgs

20240531-0040458

BS-DT-24-2702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Orillion Construction, LLC	**New Owner**	
(NAME) **270 Ivy Wood Drive**	(NAME) **New Owner**	**073-07-0-075.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID LEE TYLER AND JEFFREY DANIEL TYLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ORILLION CONSTRUCTION, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Sunset View, Section VI, of record in Plat Book 2900, Pages 54 and 55, in the Register's Office for said County.

Said Lot fronts 110 feet on the west side of Donna Hills Drive and runs back 155 feet on the north line and 227.2 feet on the south line to a dead line in the rear on which it measures 103.6 feet.

Being the same property conveyed to Eugene E. Tyler and wife, Marzelle E. Tyler by Warranty deed from Gregory Homes, Incorporated, a Tennessee corporation of record in Book 3186, page 511, Register's Office for Davidson County, Tennessee, dated March 21, 1961 and recorded on March 28, 1961.

Said Eugene E. Tyler became divested and said Marzelle E. Tyler became solely vested by way of that Final Decree of Divorce filed in Docket No. 83D-3417, Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to Marzelle E. Tyler by Quitclaim deed from Eugene E. Tyler of record in Book 6203, page 712, Register's Office for Davidson County, Tennessee, dated December 27, 1983 and recorded on December 29, 1983.

Being the same property conveyed to David Lee Tyler and Jeffrey Daniel Tyler, subject to the life estate of Marzelle E. Edwards by Quitclaim deed from Marzelle E. Edwards of record in Instrument No. 20100706-0052976 Register's Office for Davidson County, Tennessee, dated June 22, 2010 and recorded on July 6, 2010.

Said Marzelle E. Edwards died on June 14, 2021, thereby terminating said life estate.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 54 and 55, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2702 Donna Hill Drive, Nashville, Tennessee 37214**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 28th DAY OF MAY, 2024.

David Lee Tyler

Jeffrey Daniel Tyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID LEE TYLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY DANIEL TYLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212