This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4519-TM

Prepared by:
Record and Return To:
and Rosenthal Title, Inc
Hills Blvd., Suite 130
, TN 37215

Karen Johnson
Batch # 1198600
10/30/2024 10:21:40 AM
Fees: $18.00 Taxes: $1,480.00

Davidson County
DEEDWARR
3 pgs

20241030-0083423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2024.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Victoriahillary First 102 Mildred Ct Nashville, TN 37211	NEW OWNER	119 15 0 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Beverly Dee Tidwell Byrn, AKA Dee T. Byrn, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Victoriahillary First, unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a 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. 35 of SOUTHLAKE, SECTION FOUR, of record in Plat Book 3300, Page 85, in the Register's Office of Davidson County, Tennessee.

Said Lot fronts 112.85 feet along the irregular Northwesterly margin of Mildred Court and extends back 171.2 feet on the Easterly line and 205.5 feet on the broken Westerly line to a line at the rear measuring 160.9 feet thereon.

Being the same property conveyed to William Womack Byrn and wife, Dee T. Byrn, by Warranty Deed from Ervin M. Entrekin, Trustee, of record in Book 4113, Page 263, in the Register's Office of Davidson County, Tennessee, dated March 20, 1967 and recorded on March 21, 1967. The said William Womack Byrn died on January 12, 2008, leaving Dee T. Byrn as surviving tenant by the entirety.

The instrument executed on behalf of Beverly Dee Tidwell Byrn, AKA Dee T. Byrn ("Principal") by Kay Byrn Jones prusant to the Power of Attorney of record in Instrument No 20241030008342 2, Regiter's Office of Davidson County, Tennessee. The affdavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incororated herein by reference.

This is improved property located at: **102 Mildred Court, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year **2025**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2024.

GRANTOR:

Beverly Dee Tidwell Byrn aka Dee T. Byrn by Kay Byrn Jones her Attorney-in-fact

Beverly Dee Tidwell Byrn aka Dee T. Byrn by Kay Byrn Jones, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beverly Dee Tidwell Byrn aka Dee T. Byrn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/t executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of October, 2024.

Griffin S. Dunham

Notary Public
My Commission expires: _____

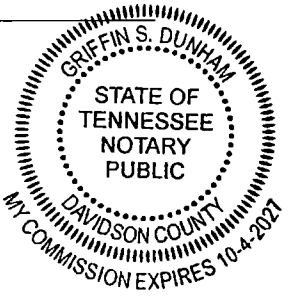


EXHIBIT "A"
TO Warranty Deed
From: Beverly Dee Tidwell Byrn
To: Victoria Hillary First

STATE OF TENNESSEE
COUNTY OF WILSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Kay Byrn Jones
Affiant

WITNESS my hand and seal at office this 28th day of October, 2024.

Griffin Dunham
Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027