This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch # 1198866 DEEDWARR
10/30/2024 03:24:55 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20241030-0083772

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **COREY DASHAWN QUARLES AND TANISHA QUARLES**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN BYARS, SINGLE**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 179 on the plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by plat of record in Instrument No. 200912110113102, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brenda J. Quarles, unmarried, by Warranty Deed from Goodall, Inc. Builders, a Tennessee corporation, dated January 19, 2016, and recorded January 21, 2016, of record in Instrument No. 20160121-0006296, in the Register's Office for Davidson County, Tennessee. Brenda J. Quarles is now deceased, having died on December 12, 2012. See also, Affidavit of Heirship of record in Instrument No. 20240429-0030639, Register's Office for Davidson County, Tennessee, showing Corey Deshawn Quarles and Tanisha Quarles as the owners of said property upon the death of Brenda J. Quarles.

This is improved property known as 3504 CUMBERLAND COVE DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 18TH day of OCTOBER 2024.

COREY DASHAWN QUARLES

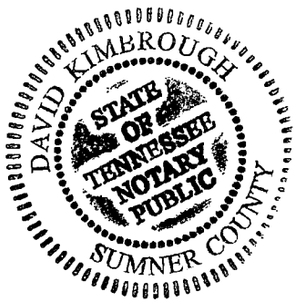
TANISHA QUARLES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, COREY DASHAWN QUARLES AND TANISHA QUARLES, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 18TH day of OCTOBER 2024.

Notary Public
My Commission Expires: 6-20-28



STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

Subscribed and sworn to before me, this the 18TH day of OCTOBER 2024.

NOTARY PUBLIC
My commission expires 6-20-28



Address New Owner(s) as follows:
SEAN BYARS
3504 CUMBERLAND COVE DRIVE
NASHVILLE, TN 37207

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 059150A/186.00CO