BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1213683
12/10/2024 09 58 16 AM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20241210-0095727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF December 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Floyd, III and Sarah Floyd	NEW OWNER	
(NAME)	(NAME)	
1003 Riverside Road		044 15 0 420 00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DAVID A. FLOYD, JR. AND LEIGH ANN FLOYD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID FLOYD, III AND SARAH FLOYD,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No. 2A, SECTION "B", VILLAGE OF OLD HICKORY, as shown on plan recorded July 16, 1948, Plat Book 1424, Page 67, in Register's Office for Davidson County, Tennessee; fronting 81.0 feet on Riverside Road, containing 0.34 acres, more or less.

Being the same property conveyed to David A. Floyd, Jr. and wife, Leigh Ann Floyd, by Warranty Deed from Thomas Anthony Travaglini and wife, Jacquelyn Sue Travaglini, of record in Instrument No. 20060907-0110400, in the Register's Office of Davidson County, Tennessee, dated July 21, 2006 and recorded on September 7, 2006.

Grantor covenants that Grantor is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property; that the Property is unencumbered except the indebtedness to Wilson Bank & Trust by Deed of Trust, dated April 27, 2015, recorded in Instrument Number 20150504-0039789, Register's Office for Davidson County, TN, as modified by that certain Modification of Deed of Trust, dated August 23, 2018, recorded in Instrument Number 20180830-0086274, Register's Office for Davidson County, TN (the "First Lien Deed of Trust"), current year's taxes, easements and restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1003 Riverside Road, Old Hickory, TN 37138
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

PM2024-1505

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 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 9th day of December, 2024

DAVID A FLOYD, JR

LEIGH ANN FLOYD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A Floyd, Jr and Leigh Ann Floyd, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 9th day of December, 2024

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

PM2024-1505