Karen Johnson Davidson County
Batch# 1216630 DEEDWARR
12/16/2024 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241216-0097458

WARRANTY DEED

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Amanda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-25-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Amanda Gilliland	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	163-11-0C-028.00-CO
515 Upsall Dr. (ADDRESS)	(ADDRESS)	
Antioch TN 37013 (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, **Tondra Byrd, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Gilliland, an unmarried woman** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Revised Bell Forge Village, Phase III, Section Five, as of record in Plat Book 6900, Page 632, as corrected by Surveyors Certificate of Correction, of record in Book 7524, Page 552 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tondra Byrd, married woman by Warranty Deed from Charmaine Duncan a/k/a Charmaine Saxon, a single woman of record in Instrument No. 20200617-0062807 Register's Office for Davidson County, Tennessee, dated May 07, 2020 and recorded on June 17, 2020 and Affidavit of Scrivener' s Error record on January 27, 2023 of record in Instrument No. 20230127-0006153. Tondra Byrd having been awarded the above described property pursuant to Marital Agreement and Dissolution of Marriage in Case No 2018D0395 in the Circuit Court of Cook County, Illinois.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, 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 515 Upsall Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of December, 2024.

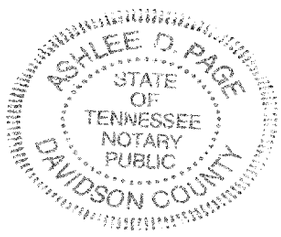
Tondra Byrd

Tondra Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Tondra Byrd**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2024.



Notary Public
My Commission Expires: 9/7/2026

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-12-2024.

Date

Affiant Signature

12-12-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of December, 2024

Notary's Signature

My Commission Expires: 03-19-2025

Date

Notary's Seal

