WARRANTY DEED

File No.: 2025-0357

Karen Johnson Davidson County
Batch# 1311789 DEEDWARR
08/19/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,640.95
20250819-0066353

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,500.00.

Affiant

Subscribed and sworn to before me on AUGUST ~~15~~ 19th, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/30/2027

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Julie D. Crider and Nico Wolfgang 2013 Green Timbers Drive Antioch, TN 37013	Julie D. Crider and Nico Wolfgang 2013 Green Timbers Drive Antioch, TN 37013	162-13-0A-003.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES D. BYERS AND ROSE BYERS, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JULIE D. CRIDER, A SINGLE WOMAN, AND NICO WOLFGANG, A SINGLE MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Greenwood Subdivision, Phase Two, of record in Instrument No. 20020116-0006350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES D. BYERS AND ROSA BYERS, HUSBAND AND WIFE, by deed from MICHAEL R. GLESS, JR. AND WIFE, ABBEY GLESS, of record in Instrument No. 20051212-0149114, dated November 14, 2005, said Register's Office.

The previous deed identified the Grantee incorrectly as Rosa Byers. The Grantor's correct name is Rose Byers.

Rose Byers attests that she is one and the same as Rosa Byers as identified in the previous deed of record.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2013 Green Timbers Drive, Antioch, TN 37013.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on August 15, 2025.

Grantor:

James D. Byers

Rose Byers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James D. Byers and Rose Byers, husband and wife, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2025.

Notary Public

My Commission expires: My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/15/25 (date of document).

Jennifer Russell
Affiant Signature

8/19/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

