Return to:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17832

Karen Johnson
Batch # 1350033
11/24/2025 10 52 57 AM
Fees $18 00 Taxes $2,571 50

Davidson County
DEEDWARR
3 pgs

20251124-0093560

Name and Address of New Owner.
Nathan Lybarger
1817 Apple Ridge Circle
Nashville tn 37211
Send Tax Bills To.
First Community Mortgage
262 Robert Rose Dr
Murfreesboro Tn 37129
This Instrument Prepared By.
Lauren Williams
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No. 172-14-0A-111-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William K. Warren and Kathryn Paige Miller Warren, a married couple, as tenants by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Chesley Lybarger, and Anna Isabel Mirlisena, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee·

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 40 on the Plan of Section Three, Revision to Lots 36-40, Wexford Downs, as of record in Instrument 200404150042522, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed from LaVoneia Canada Steele, an unmarried woman to William K Warren and Kathryn Paige Miller Warren, husband and wife by Warranty Deed dated June 18, 2013 and recorded on July 05, 2013 as Instrument No 20130705-0069989 in Records of the Davidson County Register of Deeds

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

~~The instrument constituting the source of the Borrower's interest in the foregoing described property was a _____ recorded _____, Page _____ [under Instrument No 20130705-0069989] in the Register's Office of Davidson County, Tennessee.~~

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2025.

_____(SEAL)
William K. Warren

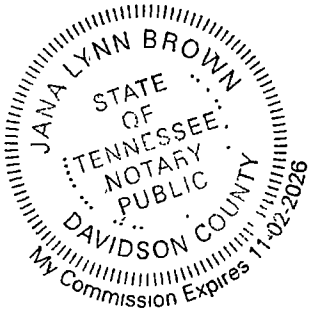
_____(SEAL)
Kathryn Paige Miller Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2025, before me personally appeared William K Warren and Kathryn Paige Miller Warren, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 21st day of November, 2025

_____
Notary Signature
My commission expires. 11.2.2026



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $695,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2025.

Notary Signature
My commission expires: 1-24-2029, 2029

