Karen Y Johnson Davidson County
Batch# 171304 DEEDWARR
12/06/2018 03:39:30 PM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20181206-0119196

Name and Address of New Owner:
David J. Wells, Donald S. Tesdell, and Carole S. Wells
3460 Knight Drive
Nashville, Tennessee 37189

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Misty M. Newcomb
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 049-00-0-147

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, **Sarah R. Bellos and David T. Kerns, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David J. Wells, unmarried, and Donald S. Tesdell and Carole S. Wells, husband and wife, as joint tenants with right of survivorship,** "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 the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being the Northerly part of Lot No. 1 on the Plan of The H. B. and H. D. Knight Property, as of record in Book 974, Page 93, Registers Office for Davidson County, Tennessee, described partly according to a survey made by J. R. Scott, surveyor, April 14, 1958 as follows:

Beginning at a point in the center of Knight Road, formerly Ewings Road, at the Southeast corner of the property conveyed to N. L. Knight by deed from H. B. Knight, et al. of record in Book 1118, Page 97, said Register's office; thence with the Southern boundary line of said L. Knight Property Westerly a distance of 1195 feet to N. L. Knights Southwest corner, said point being in the Eastern boundary line of the R. E. Boyd property; thence with said line South 17-3/4 Degrees East a distance of 330 feet to the Northwest corner of the property conveyed to Carl Chandler and wife by deed from

John H. Davidson and wife of record in Book 2808, Page 161 said Register's office; thence with the Northern boundary line of said Chandler property Easterly a distance of 1050 feet, more or less, to the center of said Knight Road and Chandler's Northeast corner; thence with the center of Said road North 1-1/2 Degrees East a distance of 313.5, more or less, to the point of beginning, said to contain 7 and one-half acres, more or less.

LESS AND EXCEPT the following described Real Property:

Land in Davidson County, Tennessee, being part of a tract of land recorded Book 2801, Page 113, Register's Office for Davidson County, Tennessee, and described in a survey made by Richard B. Omobuardro, engineer dated July 28, 1969, as follows:

Beginning at a point 1200 feet North of Green Lane in the Westerly Margin of Knight Road; thence South 85 Degrees 40 Minutes East a distance of 1078 feet, more or less, to a rock wall; thence along a said rock wall, North 17 Degrees 45 Minutes West a distance of 161.9 feet to a point in said rock wall; thence North 85 Degrees 40 Minutes East a distance of 1134 feet to a point in the Westerly margin of Knight Road; thence along said Knight Road 02 Degrees 30 Minutes South a distance of 158.7 feet to the point of beginning.

Said parcel being known as Map/Parcel 049-00-0-147 and currently assessed as containing 4.13 acres, more or less.

Being the same property conveyed to Sarah R. Bello, a single woman and Joan E. Branca, a married woman, by Special Warranty Deed from Household Financial Centre, Inc., dated January 17, 2011 and recorded March 9, 2011 in Instrument No. 20110309-0018832, Register's Office for Davidson County, Tennessee.

NOTE: The said David T. Kerns hereby joins in this conveyance to convey any interest he may have in the property, marital or otherwise.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of December, 2018.

Sarah R. Bellos

David T. Kerns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2018, before me personally appeared Sarah R. Bellos and David T. Kerns, 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 (or person's) free act and deed.

Witness my hand, at office, this 4th day of December, 2018.

Notary Signature
My commission expires: 7/5/21

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of December, 2018.

Notary Public
My commission expires: 7/5/21
File No. 2018-572-TN



True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021