Name and Address of New Owner:
Anna M. Cordovez
302 Huntington Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 211282 DEEDWARR
03/28/2019 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20190328-0028205

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161-11-0A-151.00-CO

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, **Mark A. Shepherd, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anna M. Cordovez, An Unmarried Woman**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No, 151, on the Plan of Huntington Ridge Townhomes, of record in Book 4675. Page 9 and described in a Master Deed of record in Book 4729, Page 687, as amended in Book 4889, Page 905, Book 5394, Page 243, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Shepherd, a single man by Warranty Deed from Sherrill Sanchez, a single woman, recorded on January 18, 2013, of record in Instrument No. 20130118-0006181, Register's Office for Davidson County, Tennessee.

This is improved property known as 302 Huntington Ridge Drive, Nashville, TN 37211.

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 27th day of March, 2019.

_____(SEAL)
Mark A. Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2019, before me personally appeared Mark A. Shepherd, 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 27th day of March, 2019.

_____
Notary Signature
My commission expires: 3-28-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

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 $180,000.00, 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
28th ~~27th~~ day of March, 2019.

_____
Notary Public
My commission expires: 11-30-2020
File No. 2019-167

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

