Return To: 19-2198
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Name and Address of New Owner:
Benjamin Feltz
Same as Property

Send Tax Bills To:
JP Morgan Chase
1111 Polaris Pkwy
Columbus, OH 43240-2050

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 073-01-0-061

Karen Johnson Davidson County
Batch# 224810 **DEEDWARR**
05/02/2019 11:18:17 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20190502-0040856

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, **Laura Jo Serbon, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin Feltz, unmarried** , "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Land in Davidson County, Tennessee more particularly described as:

Being Lot No. 5 and part of Lot No. 6 on the Plan of Moss Rose Heights, Section 2, not of record, and described as follows: Beginning at a point at the common corner of Lots 4 and 5, on the easterly side of Maxey Lane and running in a southerly direction with the said Maxey Lane, now Riverwood Drive, 70 feet to a point; thence running in a northeasterly direction 170 feet to a point; thence in a northerly direction 75 feet to a stake at the common corner of Lots 4 and 5; thence running southwesterly, 170 feet to the beginning.

Being the same property conveyed to Laura Jo Serbon by Deed dated October 28, 2009 from Stephen Jarrell Shelton and Marshall R. Shelton, recorded October 30, 2009, in Instrument Number 20091030-0100210, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 1813 Riverwood Dr., Nashville, TN 37216

This property is not the primary residence of the seller.

THIS CONVEYANCE IS MADE SUBJECT TO: EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 29th day of April, 2019.

_____(SEAL)
Laura Jo Serbon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2019, before me personally appeared Laura Jo Serbon, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) 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 29th day of April, 2019.

_____
Notary Signature
My commission expires: 3/8/21

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 $290,000.00, 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
29th day of April, 2019.

_____
Notary Public
My commission expires: 9-6-20
File No. 2019-231

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: