Name and Address of New Owner:
Eric Wormsbaker and Hayley Chitty
7437 Stecoah Street
Antioch, TN 37013

Send Tax Bills To:
Eric Wormsbaker and Hayley Chitty
7437 Stecoah Street
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 257794 DEEDWARR
07/16/2019 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20190716-0069636

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 181030A24700CO

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, **Zulma I. Valentin, a Married Person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Wormsbaker and Hayley Chitty, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 80, on the Plan of Section One of Phase One, Addition to Indian Creek Estates Subdivision, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development of record in, Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Zulma I. Valentin, A Married Person by Warranty Deed from H & J Builders, Inc., a Tennessee Corporation dated March 17th 2008 and recorded March 19th 2008 in Instrument No. 20080319-0027796 in the Official Records of Davidson County, Tennessee.

This property has never been the marital residence of Zulma I. Valentin and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 17 day of June, 2019.

(SEAL)
Zulma I. Valentin

STATE OF New York
COUNTY OF Orange

On this 18th day of June, 2019, before me personally appeared Zulma I. Valentin, 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 17 day of June, 2019.

TAMMY L DAMON
Notary Public - State of New York
NO. 01DA6351397
Qualified in Ulster County
My Commission Expires Dec 5, 2020

Notary Signature
My commission expires: 12/5/20

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 $288,000.00, 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
18 day of June, 2019.

Notary Public
My commission expires: 11-8-21
File No. 19-352

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212