Name and Address of New Owner:
Justen Anka and Eileen Margaret Anka
4253 Longfellow Drive
Nashville, TN 37214

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 259648 DEEDWARR
07/19/2019 03:30:20 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20190719-0071127

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

Map & Parcel No: 062-02-0B-280.00-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, **Kyle E. Gardner and wife, Ariel Camille Gardner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eileen M Anka and Justen Anka, wife and husband,** "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 Lot No. 264, on the plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle E. Gardner and wife, Ariel Camille Gardner, by Quitclaim Deed from Kyle E. Gardner, recorded May 24, 2017, of record in Instrument No. 20170524-0051592, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4253 Longfellow Drive, Nashville, Tennessee, 37214.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DYRES19425

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of July, 2019.

_____(SEAL)
Kyle E. Gardner

_____(SEAL)
Ariel Camille Gardner

STATE OF CALIFORNIA
COUNTY OF Monterey

On this 17th day of July, 2019, before me personally appeared Kyle E. Gardner and Ariel Camille Gardner, 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 17th day of July, 2019.

LEO P. JENKINS JR.
Notary Public - California
Monterey County
Commission # 2258829
My Comm. Expires Oct 17, 2022

_____
Notary Signature
My commission expires:

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 $352,000.00, 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
17th day of July, 2019.

_____
Notary Public
My commission expires:_____
File No. 2019-420

SEE ATTACHED

CALIFORNIA
JURAT CERTIFICATE

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Monterey

Subscribed and sworn to (or affirmed) before me on this 17 day of July,

2019, by Kyle E. Gardner and Ariel Camille Gardner----------,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LEO P. JENKINS JR.
Notary Public - California
Monterey County
Commission # 2258829
My Comm. Expires Oct 17, 2022

WITNESS MY HAND AND OFFICIAL SEAL.

Leo P Jenkins Jr

Signature of Notary Public

(Notary Seal)

OPTIONAL INFORMATION

The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
(Title of document)

Number of Pages 3 (Including jurat)

Document Date 7/17/2019

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- [x] Individual
- [ ] Corporate Officer
- [ ] Partner
- [ ] Attorney-In-Fact
- [ ] Trustee
- [ ] Other: _____