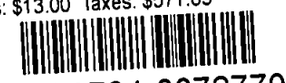
Name and Address of New Owner:
Renesha Todd and Starson Audate
1509 Meadow Bend Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 261653 DEEDWARR
07/24/2019 02:57:51 PM 2 pgs
Fees: $13.00 Taxes: $571.65



20190724-0072770

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

Map & Parcel No: 05208013400

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, **Lateshia Evette Huddleston, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Renesha Todd and Starson Audate, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3-A, on the Plan of Meadow Bend, Section 2, Zone Lot Division of Lots 3, 4, 7, 8, 19, 24, 25 and 26, of record in Plat Book 5800, Page 275, amended in Plat Book 6250, Page 278, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lateshia Evette Huddleston, an unmarried woman by Warranty Deed from Shavkat Ashurov, a single man dated June 23rd 2017 and recorded June 28th 2017 of record in Instrument No. 20170628-0064912, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-PR-19-1509

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2019.

LaTeshia Evette Huddleston (SEAL)
LeTeshia Evette Huddleston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2019, before me personally appeared LeTeshia Evette Huddleston, 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 28th day of June, 2019.

WILLIAM D. CASTLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

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 **$154,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jordan L. Myers
(Affiant)

Sworn to and subscribed before me this 28th day of June, 2019.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Dana Delworth
Notary Public
My commission expires: 7/6/20
File No. 19-363