Name and Address of New Owner:
Jessica A. Hoffman and Sofia C. Guszecki
1104 Rural Hill Road
Antioch, Tennessee 37013

Send Tax Bills To:
SAME

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

Karen Johnson Davidson County
Batch# 269899 DEEDWARR
08/12/2019 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20190812-0080143

Map & Parcel No: 149-11-0A-008.00-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, **Jeffrey Ross Howell, Married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jessica A. Hoffman and Sofia C. Guszecki, Both Unmarried,** "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. 8, on the Plan of Phase I, Rice Hill, of record in Book 6250, Page 858, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Ross Howell, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2004-PW1 under the Pooling and Servicing Agreement dated as of June 1, 2004, by Ameriquest Mortgage Company recorded January 12, 2006, of record in Instrument No. 20060112-0004983, in the Register's Office of Davidson County, Tennessee. The said Jeffrey Ross Howell having since married Kimberly D. Howell.

This is improved property known as 1104 Rural Hill Road, Antioch, Tennessee 37013.

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 31st day of July, 2019.

_____ (SEAL)
Jeffrey Ross Howell

_____ (SEAL)
Kimberly D. Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2019, before me personally appeared Jeffrey Ross Howell and Kimberly D. Howell, 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.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand, at office, this 5th day of August, 2019.

_____
Notary Signature
My commission expires: 3-8-22

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 $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
5 day of August, 2019.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3-8-22
File No. 2019-468

True Copy Certification

I, Jaymie Hargrave, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 01/24/2023