Name and Address of New Owner:
Avi Elfersy
3314 Granite Springs Way
Murfreesboro, TN 37130

Send Tax Bills To:
Avi Elfersy
3314 Granite Springs Way
Murfreesboro, TN 37130

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 173-01-0-162

Karen Johnson Davidson County
Batch# 276591 DEEDWARR
08/26/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $545.75
20190826-0085891

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, **Rex P. Soberano**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Avi Elfersy,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described Real Estate, situated and being in the County of Davidson, State of Tennessee.

Land in Davidson County, Tennessee, Being Lot No. 43 on the Plan of Monte Carlo Estates, Section II-B of record in Plat Book 5050, Page 99, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rex P. Soberano, by Quitclaim Deed from Ralph Soberano and Connie P. Soberano, dated August 27, 2014 of Record Instrument Number 20140828-0078571, Register's Office, Davidson County, Tennessee.

This property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest

Subject to all matters as shown on the plan of record in Plat Book 5050, Page 99; Covenants, Conditions, and Restrictions of record in Book 5161, Page 945, Book 5916, Page 649, Book 5304, Page 888, Book 6061, Page 628, and Book 11037, Page 431, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 549 CEDARMONT DRIVE, NASHVILLE, TN 37013

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 26th day of August, 2019.

_____(SEAL)
Rex P. Soberano

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of August, 2019, before me personally appeared Rex P. Soberano, 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 26th day of August, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Signature
My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $147,500.00, 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
26th day of August, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My commission expires: 6-24-2023
File No. 2019-233

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 09/19/2022