398

Name and Address of New Owner:
Stephen L Moffitt and Donna L. Moffitt
6865 River Ridge Drive
Nashville, TN 37221

Send Tax Bills To:
~~SAME~~ US Bank
4801 Frederica ST
Owensboro, KY 42301

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

Karen Johnson Davidson County
Batch# 293891 DEEDWARR
10/01/2019 12:39:22 PM 2 pgs
Fees: $13.00 Taxes: $1,339.40
20191001-0099972

Map & Parcel No: 141-15-0C-054.00-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, **David Vance, Married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen L. Moffitt and Donna L. Moffitt, Husband and Wife**, "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. 231, on the plan of Rolling River Estates, Phase X, of record in Book 6200, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Vance by Quitclaim Deed from The Secretary of Vetarans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington DC 20420, recorded on March 04, 2014, and of record in Instrument No. 20140304-0018277, Register's Office for Davidson County, Tennessee. The said David Vance has since married Tammy Vance.

This is improved property known as 6865 River Ridge Drive, Nashville, TN 37221.

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 27th day of September, 2019.

_____(SEAL)
David Vance

_____(SEAL)
Tammy Vance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2019, before me personally appeared David Vance and Tammy Vance, 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 27th day of September, 2019.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $362,000.00, 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
27th day of September, 2019.

_____
Notary Public
My commission expires: 3/8/22
File No. 2019-541

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON