Name and Address of New Owner:
Lance A. Welker
309 Turnberry Circle
Brentwood, TN 37027

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# 300130 DEEDWARR
10/14/2019 08:38:37 AM 2 pgs
Fees: $13.00 Taxes: $1,472.60
20191014-0104765

Map & Parcel No: 172-09-0A-023.00-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, **Eyal Evan Flantzman, Unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lance Welker, Single Man**, "the Grantee," 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. 23 on the Final Plat of Second Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, Pages 477 and 478, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Eyal Evan Flantzman, by Quitclaim Deed from Eyal Evan Flantzman v. Eyal Evan Flatzman, Geraldine Miller Flantzman, recorded August 05, 2008, of record in Instrument No. 20080805-0080524, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 309 Turnberry Circle, Brentwood, Tennessee 37027.

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 1st day of October, 2019.

Eyal Evan Flantzman By John A. Bell Jr Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact for Eyal Evan Flantzman, the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Eyal Evan Flantzman by himself as said Attorney In Fact.

Witness my hand, at office, this 1st day of October, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

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 $398,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

DANA WARSOP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sworn to and subscribed before me this 1st day of October, 2019.

Notary Public
My commission expires: 2/27/2021
File No. 2019-637