Karen Johnson Davidson County
Batch# 361800 DEEDWARR
02/24/2020 09:47:33 AM 2 pgs
Fees: $13.00 Taxes: $1,986.90
20200224-0020029

Name and Address of New Owner:
Dwayne Elliott and Shellian D. Elliott
1684 Stokley Lane
Old Hickory, TN 37138

Send Tax Bills To:

Gardner Financial Services, LTD, dba Legacy Mutual Mortgage
3503 Paesanos Pkwy
San Antonio, TX 78231

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

Map & Parcel No: 064-01-0-129.00

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, **Kimberly M. Sweeney, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dwayne Elliott and Shellian D. Elliott, 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 88, Cleveland Hall Subdivision Phase Two, as shown of record in Instrument No. 20020304-0026804, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly M. Sweeney, married, by Quitclaim Deed from Robert M. Sweeney, married, recorded on April 22, 2005, in Instrument No. 20050422-0045070, in the Register's Office for Davidson County, Tennessee. Kimberly M. Sweeny is now unmarried.

This is improved property known as 1684 Stokley Lane, Old Hickory, TN 37138.

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 19th day of February, 2020.

(SEAL)
Kimberly M. Sweeney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2020, before me personally appeared Kimberly M. Sweeney, 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 19th day of February, 2020.

Notary Signature
My commission expires: 11-8-22

REGINA V SULLO 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 $537,000.00, 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
19th day of February, 2020.

Notary Public
My commission expires: 11-8-22
File No. 2020-953

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022