Name and Address of New Owner:
Jesse Afoakwa Offei-Nkansah
1604 Mallard Creek Ct
Antioch, TN 37013

Send Tax Bills To:
CMG Mortgage, Inc.
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 363936 DEEDWARR
02/26/2020 02:22:02 PM 2 pgs
Fees: $13.00 Taxes: $1,128.13
20200226-0021454

Map & Parcel No: 151-09-0A-355.00-C

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, **Travis King, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jesse Afoakwa Offei-Nkansah, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 274, on the plan of Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Travis King, an unmarried person by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 9, 2016, of record in Instrument No. 20160713-0071719, of the Register's Office of Davidson County, Tennessee.

Sara Snitkin-King, wife of Travis King, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to this subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 6485 Paddington Way, Antioch, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-20-6485

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2020.

_____(SEAL)
Travis King

_____(SEAL)
Sara Snitkin-King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February, 2020, before me personally appeared Travis King and Sara Snitkin-King, 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 24th day of February, 2020.

WILLIAM D. CASTLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2023

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 $304,900.00, 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 24th day of February, 2020.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

_____
Notary Public
My commission expires: 07/06/2020
File No. 20-870