Name and Address of New Owner:
Sharlotte Gardner and Daryl West
6002 Porterhouse Dr.
Smyrna TN 37167
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 380790 DEEDWARR
04/02/2020 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $527.33
20200402-0035351

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

Map & Parcel No: 150-11-0-089

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, **Shelley Squillace, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sharlotte Gardner and Daryl West, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Section Two, Towne Village of The Country, of record in Book 5200, Pages 176 in the Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelley Squillace, unmarried by Warranty Deed from Steven M. Leckie and wife, Sherri M. Leckie dated June 28th 2017 and recorded June 29th 2017 of record in Instrument No. 20170629-0065436 in said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, deed of trust of record in Instrument No. 20170629-0065437, Register's Office for Davidson County, Tennessee, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 312 Shoppe Court, Antioch, TN 37013

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 Deed to be executed on the 13th day of March, 2020.

X _____ (SEAL)
Shelley Squillace

STATE OF Florida
COUNTY OF Bay

On this 13th day of March, 2020, before me personally appeared Shelley Squillace, 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 13th day of March, 2020.

Notary Signature
My commission expires: 12/6/20

Stephanie K. Kelly
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG021194
Expires 12/6/2020

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 ~~$0~~ $142,520.33, 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
13th day of March, 2020.

Notary Public
My commission expires: 12/6/20
File No. 20-911

Stephanie K. Kelly
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG021194
Expires 12/6/2020

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212