Name and Address of New Owner and Send Tax Bills to:
William Maxwell
1302 Brick Church Pike
Nashville, TN 37207

This Instrument Prepared By:
Devan Spinelli
Closed LLC
1212 East Broward Boulevard, Suite 202
Fort Lauderdale, FL 33301

Karen Johnson Davidson County
Batch# 389397 DEEDWARR
04/21/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20200421-0041897

Map & Parcel No: 071-10-0-203

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, **Aundrea J. Porter, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Fernie Maxwell, Jr., a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Haynies Cumberland Heights of record in Plat Book 57, page 170, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aundrea J. Porter, by deed dated December 6, 2017 and recorded December 14, 2017 from Sheila Wilkinson-Sanders, of record in Instrument Number 20171214-0127501, Register's Office for Davidson County, Tennessee.

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
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2020.

_____(SEAL)
Aundrea J. Porter

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 16th day of April, 2020, by Aundrea J. Porter.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Personally Known:_____ OR Produced Identification: X
Type of Identification
Produced: TN Drivers License

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 $260,000.00, 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
16th day of April, 2020.

_____
Notary Public
My commission expires: 2/19/2024
File No. 2020-282

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

