Karen Johnson Davidson County
Batch# 404158 DEEDWARR
05/21/2020 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,773.32
20200521-0052870

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Thomas Nickell<br>518 B Snyder Ave<br>Nashville, TN 37209 | Thomas Nickell<br>518 B Snyder Ave<br>Nashville, TN 37209 | 091-10-0F-002-00-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, **Justin Cutler**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Nickell, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, 518 Snyder Cottages, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20150821-0084468 and amended in Instrument No. 20200115-0005227 Register's Office for Davidson County, Tennessee, to which Declaration of Covenants, Conditions, and Restrictions reference is hereby made for a more particular description of said units.

Being a portion of the same property conveyed to Astercor Group, LLC by Warranty deed from Tungee Cox, unmarried of record in Instrument No. 20150313-0021646 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on March 13, 2015. (Value of consideration shown in aforementioned deed $470,000.00.)

Being a portion of the same property conveyed to Justin N. Cutler by Substitute Trustee's deed from Andy Maloney, as Substitute Trustee of record in Instrument No. 20190823-0085193 Register's Office for Davidson County, Tennessee, dated August 23, 2019 and recorded on August 23, 2019. (Value of consideration shown in aforementioned deed $580,000.00.)

This is improved property also known as 518 B Snyder Avenue Nashville, Tennessee 37209.

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 18th day of May, 2020.

Justin Cutler by Matthew Anderson (SEAL)
Justin Cutler by Matthew Anderson, his Attorney-In-Fact as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2020, before me personally appeared Matthew Anderson, 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 18th day of May, 2020.

Taylor Anderson
Notary Signature
My commission expires: 07-03-2023



## 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 $479,275.00, 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
18th day of May, 2020.

Notary Public
My commission expires: 07-03-2023
File No. 2020-138

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

**True Copy Certification**

I, Matthew Anderson, 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, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023