Karen Johnson Davidson County
Batch# 414417 DEEDWARR
06/15/2020 09:39:30 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20200615-0060713

Name and Address of New Owner:
Perry Noffke and Beverly Noffke Revocable Trust
1906 14th Avenue North
Nashville, TN 37203

Send Tax Bills To:
Perry Noffke and Beverly Noffke Revocable Trust
SAME

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

Map & Parcel No: 081-07-0-321.00

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, Nicole Mackenzie, a married woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Perry Noffke and Beverly Noffke, trustees of the Perry Noffke and Beverly Noffke Revocable Trust , "the Grantee," 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 the the Northerly Half of Lot No. 29 in the Plan of W.S. Settles Subdivision of Lot No. 7 Woodard of record Plat Book 57, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 29 fronts 25 feet on the Easterly side of 14th Avenue North, formerly Alberta Street or Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Nicole Mackenzie, a Married Woman by Warranty Deed from South Eastern Capital Investments, LLC, A Tennessee Limited Liability Company, recorded on July 14, 2017, and of record in Instrument No. 20170714-0071166, Register's Office for Davidson County, Tennessee.
This is not, nor has it ever been the primary residence of Nicole Mackenzie
This is improved property known as 1906 14th Avenue North, Nashville, TN 37208.

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 26th day of May, 2020.

(SEAL)
Nicole Mackenzie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2020, before me personally appeared Nicole Mackenzie, 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 26th day of May, 2020.

Notary Signature
My commission expires: 3-8-2021

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

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 $220,000.00, 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 26th day of May, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2020-1278

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

True Copy Certification

I, John A. Ball Sr., 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 TN
County of Davidson

Personally appeared before me, this day, in said county, a notary public for this county and state, John A. Ball Sr., 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: 3-8-2021
Notary Seal (if on paper)

202006150060713