Name and Address of New Owner:
Kirsten Marie Kasper
331 53rd Avenue North
Nashville, TN 37209

Send Tax Bills To:
Kirsten Marie Kasper

Karen Johnson Davidson County
Batch# 414680 DEEDWARR
06/15/2020 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20200615-0060838

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

Map & Parcel No: 09115004100

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, **Eka T. Darvill and Kim Barnabas, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kirsten Kasper, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Subdivision Plan, Re-Subdivision of H. C. Tinnell Sub and Hazel Allen Property of record in Plat Book
7900, Page 850, 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 Eka T. Darvill and Kim Barnabas, husband and wife, by Quitclaim Deed from Eka T. Darvill, a married man, recorded on December 9, 2019, of record in Instrument No. 20191209-0126565, Register's Office for Davidson County, TN.

Being the same property conveyed to Eka T. Darvill, a married man, by Warranty Deed from Bradley Bowden and wife, Alana Rocklin Bowden, recorded on December 3, 2019, of record in Instrument No. 20191203-0124521, Register's Office for Davidson County, TN.

Being the same property conveyed to Bradley Bowden and wife, Alana Rocklin Bowden, by Warranty Deed from Richard P. Garrett and wife, Jill C. Garrett, formerly known as F. Jill Corbin of record in Instrument No. 20070522-0061166, Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on May 22, 2007.

This is improved property known as 331 53rd Ave. N., Nashville, TN 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 1st day of June, 2020.

Eka T. Darvill by Dellana Lowhorn, attorney in fact (SEAL)

Kim Barnabas by Dellana Lowhorn, attorney in fact (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her~~/him~~self to be the Power of Attorney for Eka T. Darvill, the within named bargainor, and she~~/he~~ as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Eka T. Darvill by ~~himself~~ herself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of June ~~2019~~.2020

My Commission Expires:
11-8-22

NOTARY PUBLIC

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Kim Barnabas, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Kim Barnabas by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of June, ~~2019~~.2020

My Commission Expires:
11-8-22

NOTARY PUBLIC

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $440,000.00, 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
1st day of June, 2020.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary Public
My commission expires:
File No. 2020-1203

True Copy Certification

I, John A Bell Jr., 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, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-6-2021
Notary' Seal (if on paper)

True Copy Certification

I, **Jennifer Pennell,** 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022