Name and Address of New Owner:
James Jordan Jeffers and Stephanie Jeffers
801 Ottoe Court
Brentwood, TN 37027

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 416285 DEEDWARR
06/16/2020 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20200616-0062255

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

Map & Parcel No: 181030A33700CO

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, **Andrew Andreotta and Allison Barnett, both unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Jordan Jeffers and Stephanie Jeffers,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Revision One, Phase
Two, Addition to Indian Creek, RS-10 Subdivision-Cluster Lot Option of record in Plat at
Instrument No. 20070720-0086788, 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 Andrew Andreotta and Allison Barnett, both unmarried, by Warranty Deed from Vilas Sae Aung and Pitchayanin Sae Aung, husband and wife, recorded on July 26, 2019, of record in Instrument No. 20190726-00739945, Register's Office for Davidson County, TN.

Being the same property conveyed to Vilas Sae Aung and Pitchayanin Sae Aung, husband and
wife by Warranty deed from Nicholas John Schubert and Kathryn Shelby Schubert, husband and
wife of record in Instrument No. 20160412-0035085 Register's Office for Davidson County,
Tennessee, dated April 11, 2016 and recorded on April 12, 2016. (Value of consideration

shown in
the aforementioned deed $249,900.00.)

Being also known as 801 Ottoe Court Brentwood, Tennessee 37027.

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 Warranty Deed to be executed on the 8th day of June, 2020.

_____(SEAL)
Andrew Andreotta

Allison Andreotta (SEAL)
Allison Andreotta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2020, before me personally appeared Andrew Andreotta and Allison Andreotta, 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 8th day of June, 2020.

_____
Notary Signature
My commission expires:

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

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 $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Regina Varello
(Affiant)

Sworn to and subscribed before me this
8th day of June, 2020.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2023 DAVIDSON COUNTY

Notary Public
My commission expires:
File No. 2020-1219

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, ~~Debora~~ 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)