Name and Address of New Owner:
Meredith McKenna
2623 Delk Avenue
Nashville, TN 37208

Send Tax Bills To:
Meredith McKenna
SAME

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

Map & Parcel No: 08110006000

Karen Johnson Davidson County
Batch# 449020 DEEDWARR
08/03/2020 12:56:30 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20200803-0085382

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, **Brian Gainous, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Meredith McKenna, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Normal Heights, Section One, as shown by plat of record in Plat Book 2331, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian Gainous, a married man, by Warranty Deed from Therese Casler, Conservator for Sylvia J. Odum, unmarried, recorded on April 6, 2018, of record in Instrument No. 20180406-0032464, as corrected in Instrument No. 201804160035470, Register's Office for Davidson County, TN.

This is not nor has it ever been the primary residence of Brian Gainous.

This is improved property known as 2623 Delk Ave., 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 31st day of July, 2020.

(SEAL)
Brian B. Gainous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2020, before me personally appeared Brian B. Gainous, 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 31st day of July, 2020.

Notary Signature
My commission expires: 3/6/24

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
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 $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
31st day of July, 2020.

Notary Public
My commission expires: 3/6/24
File No. 2020-1450

ELIZABETH AMICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

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

DANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY