Karen Johnson Davidson County
Batch# 473957 DEEDWARR
09/11/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20200911-0103993

Name and Address of New Owner:
Gary Lynn Smestad and Brenda Kay Smestad
941 South Copper Key Court
Gilbert, AZ 85233

Send Tax Bills To:
Caliber Home Loans, Inc
1525 South Belt Line Rd
Coppell, TX 75019

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-5591-RR

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

Map & Parcel No: 109010A05400CO

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, **Aaron Love, IV, Married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gary Lynn Smestad and Brenda Kay Smestad, Husband and Wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

Being Lot No. 15 on the Plan of Lakeridge, Phase Three, First Revision, of record in Plat Book 9700, Page 373, corrected by Surveyor's Certificate of Correction of record In Book 10435, Page 180, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Love, IV, now married to Candice Teresa Grant, by Quitclaim Deed from Aaron Love, IV, recorded on January 2, 2020, of record in Instrument No. 20200102-0000081, Register's Office for Davidson County, TN.

Being the same property conveyed to Aaron Love, IV, an unmarried man, by Warranty Deed from William H. Lizor, Jr., unmarried, recorded on July 30, 2018, of record in Instrument No. 20180730-0074017, Register's Office for Davidson County, TN. The said property was not the marital residence of the grantor.

This is improved property known as 708 Lakeridge Way, Nashville, TN 37214.

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 10th day of September, 2020.

_____(SEAL)
Aaron Love, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2020, before me personally appeared Aaron Love, IV, 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 10th day of September, 2020.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

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 $385,000.00, 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
10th day of September, 2020.

_____
Notary Public
My commission expires:_____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM