Karen Johnson Davidson County
Batch# 474615 DEEDWARR
09/14/2020 10:14:04 AM 2 pgs
Fees: $13.00 Taxes: $1,653.90
20200914-0104312

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Kelly Elizabeth Short<br>729 E Woodland Trail<br>Nashville, TN 37211 | First Bank<br>722 Columbia Ave<br>Franklin, TN 37064 | 172-03-0B-022.00-C |

**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, **729 E Woodlands Trail PLLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kelly Elizabeth Short, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of The Woodlands, a Planned Unit Development, Phase 2 of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same legal description as the previous conveyance.

Further being the same property conveyed to 729 E. Woodlands Trail, PLLC by Quitclaim Deed from Juliette M Vara of record in Instrument No. 20200511-0048513 of record in Register's Office for Davidson County, Tennessee.

Being also known as 729 Woodlands Trail Nashville, Tennessee 37211.

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 11th day of September, 2020.

729 E Woodlands Trail PLLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Juliette Vara, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson of the state and county mentioned, personally appeared Juliette Vara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of 729 E Woodlands Trail PLLC, the within named bargainor, a Limited Liability Company, and that such Juliette Vara as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 11th day of September, 2020.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

**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 $447,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Snoch
(Affiant)

Sworn to and subscribed before me this
11th day of September, 2020.

Tracey Perry
Notary Public
My commission expires: 9-6-22
File No. 2020-254

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON