Name and Address of New Owner:
LeShaun V. Sims
5107 Briarwood Dr.
Nashville, TN 37211

Send Tax Bills To:
LeShaun V. Sims
403 Pointe Sur Ave.
Las Vegas, NV 89138

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 147-10-0-081

Karen Johnson Davidson County
Batch# 481011 DEEDWARR
09/22/2020 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200922-0108677

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, **Rodney Fortner and Alexander Rivera, as joint tenants with the right of survivorship** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LeShaun V. Sims,** _____, "the Grantee", the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. being Lot No. 326 on the Plan of Caldwell Country Estates, Section Five, of record in Plat Book 3300, page 16, Register's Office for said County.

Said Lot No. 326 fronts 103 feet on the southerly margin of Briarwood Drive and runs back between lines measuring 225.1 feet on the northwesterly and 202.6 feet on the southeasterly side of a line in the rear on which it measures 97.7 feet.

Being the same property conveyed to Rodney Fortner and Alexander Rivera, Joint Tenants with Right of Survivorship by Deed dated April 17, 2018 from Rodney Fortner, unmarried, recorded April 20, 2018, in Instrument Number 20180420-0147710, in the Official Records of Davidson County, Tennessee.

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 18th day of September, 2020.

_____ (SEAL)
Rodney Fortner

_____ (SEAL)
Alexander Rivera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of September, 2020, before me personally appeared Rodney Fortner and Alexander Rivera, 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 18th day of September, 2020.

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 1.23.23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $370,000.00, 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 22 day of September, 2020.

KAITLIN CHAMPION NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

_____
Notary Public
My commission expires: 01/31/2024
File No. 2020-09

True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb 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: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY