Name and Address of New Owner:
Matan Yeshayahu Talmi and Dafna Talmi
812B Knox Avenue
Nashville, TN 37204

Send Tax Bills To:
SWBC Mortgage Corp.
9311 San Pedro, #100
San Antonio, TX 78216

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 118-01-0-474.00

Karen Johnson Davidson County
Batch# 483709 DEEDWARR
09/25/2020 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $3,182.00
20200925-0110632

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, **Alexander T. Renfro and Tiffany M. Renfro, husband and wife and James Renfro and Jill Renfro, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matan Yeshayahu Talmi and Dafna Talmi, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Mrs. Meta Gale's Lots in Waverly Place of record in Plat Book 974, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.

Said Lot No. 4 fronts 50 feet on the Northerly side of Knox Avenue extended, and runs back 107 feet on the Easterly line and 117 feet on the Westerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Alexander T. Renfro and Tiffany M. Renfro and James Renfro and Jill Renfro by Warranty deed from Magness Group, Inc of record in Instrument No. 20150630-0063297 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 30, 2015.

Being also known as 812B Knox Avenue Nashville, Tennessee 37204.

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 24th day of September, 2020.

Alexander T. Renfro

Tiffany M. Renfro

James Renfro by Alexander Renfro,
his Attorney-In-Fact

Jill Renfro by Alexander Renfro,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2020, before me personally appeared Tiffany M. Renfro and Alexander T Renfro, individually and as attorney-in-fact for James Renfro and Jill Renfro, 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 this 24th day of September, 2020.

Notary Signature
My commission expires: 11-6-2023

IRENE A. WADE
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 $860,000.00, 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 24th day of September, 2020.

Notary Public

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

True Copy Certification

I, Dakotah Harvey, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, 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:

