Name and Address of New Property owner: SHELLEY ROSS, 1005 Malquin Dr. Nashville, TN 37216
Send Tax Notice to: Citibank, N.A., 1000 Technology Drive
O'Fallon, MO 63368-2240

Karen Johnson Davidson County
Batch# 484754 DEEDWARR
09/28/2020 02:58:01 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200928-0111525

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *$325,000.00* which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant

Subscribed & sworn to before me the 25 day of September, 2020.

Notary Public

My Commission expires: 3-14-2022

TIFFANY L. ANGEL STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *THREE HUNDRED TWENTY FIVE THOUSAND and NO/100 DOLLARS, ($325,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, We, **NICK G. VARETAKIS and JAMES P. BRYANT**, have bargained and sold and by these presents do transfer and convey unto **SHELLEY ROSS**, unmarried, her heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18, Block J on the Plan of Broadmoor, Section 2 of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING THE SAME property conveyed to Nick G. VARETAKIS and James P. Bryant by Warranty Deed from John Blackwell of record in Instrument No.: 20170421-0039352 Register's Office for Davidson County, Tennessee, recorded April 21, 2017.

Prepared By:
BASS AND BASS, ATTORNEYS
Carthage, TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SBRE-20-1005

This is improved property known as 1005 Malquin Drive, Nashville, Tennessee 37216.

This conveyance is subject to the following:

1. Such matters as shown on the plat of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Instrument No. 20180727-0073485, Register's Office for Davidson County, Tennessee.

Possession: Date of Deed
2020 taxes prorated.
Map & Parcel: 61 39.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **SHELLEY ROSS**, her heirs and assigns, forever. WE covenant that we lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

WE FURTHER COVENANT and bind myself, their heirs and assigns, to warrant and forever defend the title to the said land to the said **SHELLEY ROSS**, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 25 day of September, 2020.

NICK G. VARETAKIS

JAMES P. BRYANT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **NICK G. VARETAKIS** and **JAMES P. BRYANT,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official seal at Smith County, Tennessee, this 25 day of September, 2020.

Notary Public

My Commission Expires: 4/15/23

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WD-VARETAKIS-Bryant-Ross