Name and Address of New Owner:
John David Praet
104 Dry Creek Pointe Court
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 485769 DEEDWARR
09/29/2020 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20200929-0112154

Send Tax Bills To:
SAME

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

Map & Parcel No: 033040B00200CO

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, **Linda Behan, Married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John David Praet,** "the Grantee," this deed is being executed on September 25, 2020 and becomes effective on September 28, 2020, the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 2 on the plan of Final Plat, Dry Creek Pointe - Section One of record in Plat Book 7900, Page 737, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Linda Behan by Warranty Deed from Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR6, Mortgage Pass-Through Certificates, Series 2007-AR6, recorded on October 8, 2013, of record in Instrument No. 20131008-0105353, Register's Office for Davidson County, TN. Grantor herein makes oath that the property herein described has neither been used as their marital residence nor as the principal residence of their spouse and/or dependents.

This is improved property known as 104 Dry Creek Pointe Ct., Goodlettsville, TN 37072.

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 25th day of September, 2020.

Linda Behan (SEAL)

Linda Behan

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Tarrant

On this 25th day of September, 2020, before me personally appeared Linda Behan, 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 25th day of September, 2020.

Notary Signature
My commission expires:

ANGELA LOWE
Notary Public, State of Texas
Comm. Expires 07-10-2021
Notary ID 124178898

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 $168,000.00, 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
28th day of September, 2020.

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary Public
My commission expires:
File No. 2020-1556

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)