Name and Address of New Owner:
Lauren Nicole Vozza
1727 A 4th Ave N
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 486822 DEEDWARR
09/30/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,308.80
20200930-0112891

Send Tax Bills To:
Legends Bank
310 N. First St.
Clarksville, TN 37040

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 082-05-0Q-001.00-CO

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, **Stephanie Sinclair Jones, and husband, Shane Andrew Jones**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren Nicole Vozza, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit A on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for "Homes at 1727 4th Avenue North", a Horizontal Property Regime with Private Elements, recorded in Instrument Number 20141231-0119316, 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 Stephanie Sinclair Jones, an unmarried woman, by Warranty deed from Grantland Hammond, married, of record in Instrument No. 20151021-0107218 Register's Office for Davidson County, Tennessee, dated September 29, 2015 and recorded on October 21, 2015. (Value of consideration shown in aforementioned deed $500,000.00.)

Being also known as 1727 A 4th Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 30th day of September, 2020.

_____(SEAL)
Stephanie Sinclair Jones

_____(SEAL)
Shane Andrew Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephanie Sinclair Jones and Shane Andrew Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2020.

_____
Notary Public
My commission expires: 5/8/21

STEVEN PAUL DOSSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

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 $624,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra Smith
(Affiant)

Sworn to and subscribed before me this
30th day of September, 2020.

Sheri Engel
Notary Public
My commission expires: 12-18-2023

SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 2020-1061

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY