Name and Address of New Owner:
Austen Moore
1404 Beech Grove Way
Nashville, TN 37211

Send Tax Bills To:
Austen Moore
New Owner

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

Map & Parcel No: 161060A13500CO

Karen Johnson Davidson County
Batch# 488833 DEEDWARR
10/05/2020 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,050.43
20201005-0114666

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, **Christopher Ray Mullins, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austen Moore, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 135 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-I" to the Declaration of Protective Covenants, Conditions Restrictions, and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Ray Mullins, unmarried by Warranty Deed from Jon William Meacham and wife, Meagan K. Meacham, recorded on December 28, 2016, of record in Instrument No. 20161228-0136258, Register's Office for Davidson County, TN.

Sara Collier joins in execution to convey her rights marital or otherwise.

This is improved property known as 1404 Beech Grove Way, Nashville, TN 37211.

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 29th day of September, 2020.

_____(SEAL)
Christopher Ray Mullins

_____(SEAL)
Sara Collier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2020, before me personally appeared Christopher Ray Mullins, and Sara Collier, 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 29th day of September, 2020.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

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 $283,900.00, 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
29th day of September, 2020.

_____
Notary Public
My commission expires:_____
File No. 2020-1705

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021