Name and Address of New Owner:
Wesley James Mitchell
4304 Central Valley Drive
Nashville, TN 37076

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 491831 DEEDWARR
10/08/2020 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20201008-0116845

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

Map & Parcel No: 08616004600

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, **Patrick M. Moody, Married** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wesley James Mitchell, An Unmarried Person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Central Valley of record in Plat Book 5800, Page 71, 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 Patrick M. Moody by Warranty Deed from Music City Holdings, LLC, recorded on July 1, 2020, of record in Instrument No. 20200701-0071231, Register's Office for Davidson County, TN.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Grace Ola Draper, n/k/a Martines and Alexander Michael Draper, the only heirs-at-law of Stanley Keith Draper, deceased, recorded on June 29, 2020, Instrument No. 20200629-0070060, Register's Office for Davidson County, TN. This has never been the marital residence of the grantor.

Being the same property conveyed to Stanley Keith Draper by deed from Patty M. Polk, dated January 20, 1999, of record in Book 11309, Page 618, Register's Office for Davidson County, Tennessee. The said Stanley Keith Draper died January 25, 2015, and pursuant to the information contained in the sworn petition to probate his intestate estate, of record in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket

disclosed as his only heirs-at-law.

This is improved property known as 4304 Central Valley Dr., Hermitage, TN 37076.

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 2nd day of October, 2020.

_____(SEAL)
Patrick M. Moody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2020, before me personally appeared Patrick M. Moody, 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 2nd day of October, 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 $249,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Sworn to and subscribed before me this
2nd day of October, 2020.

Notary Public
My commission expires:_____
File No. 2020-1711

True Copy Certification

I, John A Bell Sr., 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 Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DANA LOWDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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