Name and Address of New Owner:
Mariya Feldman
3405 Old Anderson Road, #214
Antioch, TN 37013

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 508698 DEEDWARR
11/04/2020 10:21:38 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20201104-0129054

This Instrument Prepared By:
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 136-15-0A-076.00-C

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, **Laminta Poe, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mariya Feldman,*** "the Grantees," the following described real estate in Davidson County, Tennessee: a unmarried woman

Land in Davidson County, Tennessee, being Unit 76, First Revision to Phase 2 Final Plat Watercrest Townhomes, a Horizontal Property Regime, as shown on plat of record in Plat Book 11190, page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laminta Poe, unmarried, by Warranty Deed from Benjamin S. Mitchell, married, of record in Instrument Number 20140228-0017322, in the Register's Office for Davidson County, Tennessee, dated February 26, 2014, and recorded on February 28,2014.

This is improved property also known as 3405 Old Anderson Road, #214, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ____ day of October, 2020.

Laminta Poe

STATE OF Illinois
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laminta Poe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of October, 2020.

NOTARY PUBLIC

My commission expires: Dec 10, 2020

OFFICIAL SEAL
CHRIS PARKER
Notary Public - State of Illinois
My Commission Expires Dec. 10, 2020

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 $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jan Clerson
(Affiant)

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

Ashley Schad
Notary Public
My commission expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

File No. 2020-796