Name and Address of New Owner and
After Recording Return To:
Blackjack Real Estate, LLC
4960 Highway 90, Suite 135
Milton FL 32571-1413

Karen Johnson Davidson County
Batch# 514137 DEEDWARR
11/10/2020 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20201110-0132772

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 115-10-0-028.00

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, **Laura A. Undis, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blackjack Real Estate, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Section Two, West Meade Estates of record in Plat Book 2900, Page 118, in the Register's Office for said County.

Said Lot No. 191 fronts 98.58 feet on the Northwesterly margin of the cul-de-sac of Cornwall Drive and extends back 375.0 feet on the Northeasterly line and 301.53 feet on the Southerly line to a dead line in the rear, measuring 171.0 feet thereon.

Being the same property conveyed to Laura A. Undis by Quitcliam deed from David J. Undis of record in Instrument No. 20201012-0117983 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on October 12, 2020.

Being also known as 6509 Cornwall Drive, Nashville, Tennessee 37205.

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 she 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 9th day of November, 2020.

Laura A. Undis

STATE OF TN
COUNTY OF DAVIDSON

On this 9th day of November, 2020, before me personally appeared Laura A. Undis, 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 this 9th day of November, 2020.

Notary Signature
My commission expires:

KIMBERLY MICHELLE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 9, 2024

202011100132772

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 $435,000.00, 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 9th day of November, 2020.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021