Karen Johnson Davidson County
Batch# 525926 DEEDWARR
12/08/2020 08:05:06 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20201208-0141935

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Sarah Elizabeth Kennedy and Justin Smith 407 Wanda Drive Nashville, TN 37214	New owners	095-11-0-095

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, **Joel Ebert, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Elizabeth Kennedy and Justin Smith, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 37 on the plan of Cloverdale of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joel Ebert, an unmarried man, by Deed dated April 6, 2018, and recorded April 11, 2018, from Marc Prosser, a married man, in Instrument Number 20180411-0034265, in the Register's Office for Davidson County, Tennessee.

Property Address: 407 Wanda Drive Nashville 37214

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 3rd day of December, 2020.

Joel Ebert (SEAL)
Joel Ebert by Matthew Anderson, his Attorney-In-Fact
by Matthew Anderson as Attorney-In-Fact

Return to:
Toro Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # G-P-20-407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2020, before me personally appeared Matthew Anderson, as Attorney-in-Fact for Joel Ebert, to me known to be the person (or persons) described in and who, with authority, 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 3rd day of December, 2020.

Claire H Jenkins
Notary Signature
My commission expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karen Bonnell
(Affiant)

Sworn to and subscribed before me this
3rd day of December, 2020.

Briana Gage
Notary Public
My commission expires:_____
File No. 2020-350

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024