Karen Johnson Davidson County
Batch# 527191 DEEDWARR
12/09/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20201209-0143341

Name and Address of New Owner and
Send Tax Bills To:
Vivian Armstrong
527 Midway Circle
Brentwood, TN 37027

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

Map & Parcel No: 165-13-0A-038.00-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, **Juanita Carol Smith, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vivian Armstrong, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in the Davidson County, Tennessee and being described as:

Being Lot No. 386 on the Plan of Peppertree Forest, Section 4, as shown by plat of record in Plat Book 7900, Page 426, Register's Office for Davidson County, Tennessee for a more complete and accurate legal description.

Being the same property conveyed to Juanita Carol Smith, unmarried, by Warranty Deed from Kelvin M. Reynolds and wife, Lee Ann Reynolds dated November 26, 1997 and recorded December 11, 1997 in Book 10717, Page 429, Register's Office for Davidson County, Tennessee.

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 25th day of November, 2020.

Juanita Carol Smith (SEAL)
Juanita Carol Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2020, before me personally appeared Juanita Carol Smith, 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 25th day of November, 2020.

Notary Signature
My commission expires:

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $120,000.00, 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 25th day of November, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

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