(1)

Name and Address of New Owner:
Ethan Malamed and Samantha Weinberg
276 38th Avenue North
Nashville, TN 37209

Send Tax Bills To:
Ethan Malamed and Samantha Weinberg

Karen Johnson Davidson County
Batch# 528599 DEEDWARR
12/10/2020 09:47:02 AM 2 pgs
Fees: $13.00 Taxes: $1,533.73
20201210-0144296

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

Map & Parcel No: 09213026300

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, **Mary Armor, a married woman, and Milton P. Armor, an unmarried man, as tenants in common with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samantha Rose Weinberg and Ethan Joseph Malamed, wife and husband** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Valley View Subdivision, Section Two of record in Plat Book 2330, Page 103, 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 Mary Armor, an unmarried woman, and Milton P. Armor, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Doomerville LLC, a Tennessee limited liability company, recorded on December 27, 2017, of record in Instrument No. 20171227-0130984, Register's Office for Davidson County, TN.

This is improved property known as 276 38th Ave. N., Nashville, TN 37209.

Mary Armor is now married, and this property is not nor has it ever been her primary marital residence.

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 15th day of December, 2020.

Mary E. Armor (SEAL)
Mary Armor

Milton P. Armor (SEAL)
Milton P. Armor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2020, before me personally appeared Mary Armor and Milton P. Armor, 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 15th day of December, 2020.

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

Notary Signature
My commission expires:

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 $414,522.00, 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 15th day of December, 2020.

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

Notary Public
My commission expires:_____
File No. 2020-1875