Name and Address of New Owner:
Noel Galeano
4857 Rainer Drive
Old Hickory, TN 37138

Send Tax Bills To:
Tennessee Trust Mtg.
6398 Hwy 41-A
Pleasant View, TN 37146

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

Map & Parcel No: 06408002900

Karen Johnson Davidson County
Batch# 528614 **DEEDWARR**
12/10/2020 09:55:16 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20201210-0144315

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, **Kerianne Graham and husband, Braxton R. Graham**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Noel Galeano, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 387 on the plan of Section Four, Sherwood Forest of record in Plat Book 4460, pags 182-183, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

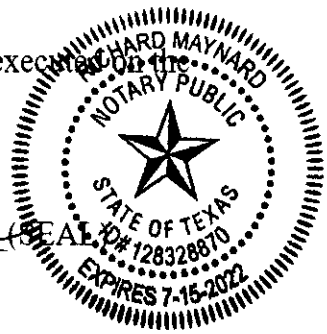
BEING the same property conveyed to Kerianne Neumana by Warranty Deed from Michael E. Phipps and wife, Susan Phipps, dated March 24, 2010, and filed of record in Instrument No. 20100330-0023493, Register's Office for Davidson County, Tennessee. And further conveyed to Kerrianne Graham and husband, Braxton R. Graham by Quitclaim Deed from Kerianne Neumana NKA Kerrianne Graham dated May 21, 2015, and filed of record in Instrument No. 20150604-0052362, Register's Office for Davidson County, Tennessee.

This is improved property also known as 4857 Rainer Drive, Old Hickory, TN 37138.

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 8th day of December, 2020.



Kerianne Graham (SEAL)

Braxton R. Graham (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2020, before me personally appeared Kerianne Graham 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 8th day of December, 2020.

Notary Signature
My commission expires: 7-15-2022

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 8th day of December, 2020.

_____(SEAL)
Kerianne Graham

_____(SEAL)
Braxton R. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2020, before me personally appeared Kerianne Graham 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 8th day of December, 2020.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2020, before me personally appeared Braxton R. Graham 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 8th day of December, 2020.

Tabitha Hardin
Notary Signature
My commission expires: 2/19/2024

Tabitha Hardin STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

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 $260,000.00, 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
8th day of December, 2020.

Sarah M. Troupe
Notary Public
My commission expires: 11/22/2021

File No. 2020-907