Name and Address of New Owner:
John Christopher Slaven and Kassidy McCullough
617 Hicks Road
Nashville, TN 37221

Send Tax Bills To:
John Christopher Slaven and Kassidy McCullough

Karen Johnson Davidson County
Batch# 531182 DEEDWARR
12/11/2020 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20201211-0145612

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

Map & Parcel No: 12810003300

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, **Al Thomas, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Christopher Slaven and Kassidy McCullough,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Stacy Square, Section Two of record in Plat Book 4175, Page 30, in the Register's Office far Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northwesterly margin of Stallion Drive, common front corner of Lots Nos. 79 and 80; thence with the line between said lots Northwestwardly 130.0 feet to a monument; thence North 71 degree. 40' East 102.55 feet to a monument in the Southwesterly margin of Hicks Road; thence with the margin of same Southeastwardly 100.0 feet to a monument at the beginning of a curve to the right having radius of 25.0 feet; thence around said curve Southwestwardly 39.27 feet to a monument in the Northwesterly margin of Stallion Drive; thence with the margin of same southwestwardly 71.10 feet to the point of the beginning.

Being the same property conveyed to Al Thomas, married, by Warranty Deed from Joseph L. Rutherford, recorded on July 14, 2020, of record in Instrument No. 20200714-0076585, Register's Office for Davidson County, TN.

Being the same property conveyed to Joseph L. Rutherford and Douglas Rutherford by Affidavit of Heirship, recorded on July 14, 2020, of record in Instrument Nos. 20200714-

0076583 and 20200714-0076584, Register's Office for Davidson County, TN. Douglas Rutherford conveyed his interest to Joseph L. Rutherford by Quitclaim Deed, recorded on April 7, 2003, of record in Instrument No. 20030407-0045579, Register's Office for Davidson County, TN.

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 7th day of December, 2020.

_____(SEAL)
Al Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 2020, before me personally appeared Al Thomas, 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 7th day of December, 2020.

_____
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 $390,000.00, 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
7th 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. 2020-1930

True Copy Certification

I, John A Bell Sr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Sr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DYANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)