Name and Address of New Owner:
Lance Scudder
8376 Riley Adcock Road
Joelton, TN 37080

Karen Johnson Davidson County
Batch# 540202 DEEDWARR
12/22/2020 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20201222-0152306

Send Tax Bills To:
NEW OWNER

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

Map & Parcel No: 004-00-0-142

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 Sue Duetz, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lance Scudder, an unmarried man**"the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 3 on the Plan of Fred Baxter Subdivision, of record in Book 6200, Page 526, Register's Office for Davidson County, Tennessee, to which plan specific reference is here made for a complete description thereof.

Being the same property conveyed to Mary Sue Duetz, unmarried, by deed dated September 28, 2017 and recorded on October 2, 2017, from Daniel H. Lavender and wife Elizabeth Lavender, of record in Instrument Number 20171002-0100680, Register's Office for Davidson County, Tennessee.

This is improved property also known as 8376 Riley Adcock Road, Joelton, TN 37080.

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 21 day of December, 2020.

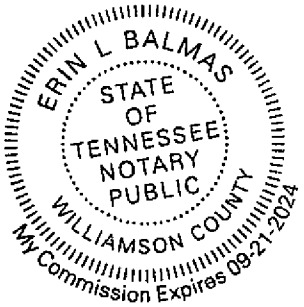
_____(SEAL)
Mary Sue Duetz

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of December, 2020, before me personally appeared Mary Sue Duetz, 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 21 day of December, 2020.

_____
Notary Signature
My commission expires:
9/21/2024.



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

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 $170,000.00, 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
21 day of December, 2020.

Notary Public
My commission expires: 9/21/2024

ERIN L BALMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2024

File No. 20-8-CL

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)