Name and Address of New Owner and
Send Tax Bills To:
Kudzu Real Estate, Inc.
203 Point East Drive
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 541840 DEEDWARR
12/23/2020 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20201223-0152844

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

Map & Parcel No: 04306008500

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, **David L. Moneymaker, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kudzu Real Estate, Inc.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 48 on the unrecorded subdivision of Tract No. 14 of the Anderson Estates, a plan of which is of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, described according to a survey by John B. Kohl, Registered Surveyor No. 100, dated August 11, 1978, as follows:

Beginning at a point on the southerly margin of Anderson Lane, formerly Thornton Avenue, said point being the northwesterly corner of Lot No. 47, as conveyed to James Humphrey, et ux, by deed from Doris Strek, et al, of record in Book 5140, page 670, said Register's Office, to a point in the northerly line of Lot No. 49, as conveyed to George P. Grogan, et ux, by deed from J. B. Kennaston, et ux, of record in Book 1586, page 159, said Register's Office; thence with Grogan's northerly property line, westerly 174 feet to a point on the easterly margin of May Drive; thence with the easterly margin of May Drive, northerly 60.2 feet to a point; thence with a curve to the right, northeasterly 31.25 feet to a point on the southerly margin of Anderson Lane; thence with the southerly margin of Anderson Lane, easterly 154.3 feet to the point of beginning.

Being the same property conveyed to David L. Moneymaker, unmarried by Deed dated July 21, 1995 from Gary Lee Berman and wife, Roxanne Berman, recorded August 18, 1995, in Book 9766, Page 485, in the Official Records of Davidson County, Tennessee.

Being also known as 336 May Drive, Madison, Tennessee 37115.

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 he 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 22nd day of December, 2020.

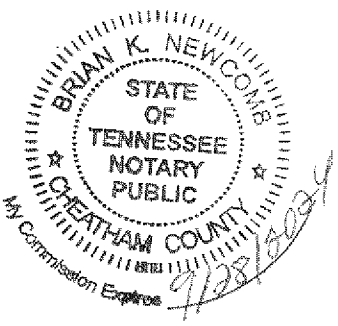
David L. Moneymaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 2020, before me personally appeared David L. Moneymaker, 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 22nd day of December, 2020.

Notary Signature



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 $150,000.00, 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 22nd day of December, 2020.

Notary Public

5.2.22

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.