Name and Address of New Owner:
Richard Follett, III

7021 Calderwood Dr.
Antioch, TN 37013

Send Tax Bills To:

New Owner

_____

_____

Karen Johnson Davidson County
Batch# 543232 DEEDWARR
12/29/2020 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.13
20201229-0154147

This Instrument Prepared By:
Devan Spinelli
CLOSED HOM LLC
836 North Thompson Lane
Suite 1D
Murfreesboro, TN 37129

Map & Parcel No: 181-03-0A-103.00-C

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, **Todd Garrison Bagwell and Kamila Kinga Bagwell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Follett, III,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section Four, Indian Creek Estates of record in Plat Book 11700, Page 15, 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 Todd Garrison Bagwell and Kamila Kinga Bagwell, husband and wife by Warranty Deed from Bradley Stockholm, unmarried Amanda Lents, unmarried of record in Instrument No. 20161018-0109971 Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 18, 2016.

This is improved property also known as 7021 Calderwood Drive Antioch, Tennessee 37013.

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 28th day of December, 2020.

_____(SEAL)
Todd Garrison Bagwell

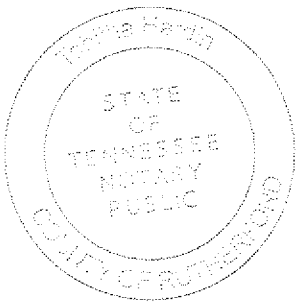
_____(SEAL)
Kamila Kinga Bagwell

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 28th day of December, 2020, before me personally appeared Todd Garrison Bagwell and Kamila Kinga Bagwell, 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 28th day of December, 2020.

_____
Notary Signature
My commission expires: 2/19/2024



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ Williamson TN)

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 $344,900.00, 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
28th day of December, 2020.

Notary Public
My commission expires:_____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

File No. 20-4-CH

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021