Name and Address of New Owner:
David Samuel Fletcher and Shirin Sarabi Fletcher
2310 Demarius Drive
Nashville, Tennessee 37216

Send Tax Bills To:
David Samuel Fletcher and Shirin Sarabi Fletcher
New Owner

Karen Johnson Davidson County
Batch# 549679 DEEDWARR
01/08/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,602.10
20210108-0003682

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 073-05-0-154.00

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, **Myosha N. Westbrooks and Ryan W. Westbrooks, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Samuel Fletcher and Shirin Sarabi Fletcher, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being LotNo. 44 on the Plan of Addition No. 3 of Riverwood Heights Subdivision of record in Plat Book 2083, Page 16, 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 Myosha N. Westbrooks and Ryan W. Westbrooks, wife and husband by Warranty deed from Sharene K. Lawler, unmarried of record in Instrument No. 20150727-0073312 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 27, 2015. (Value of consideration shown in aforementioned deed $170,000.00.) Being also known as 2310 Demarius Drive Nashville, Tennessee 37216.

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 2nd day of January, 2021.

Myosha N. Westbrooks (SEAL)

Ryan W. Westbrooks 1/4/21 (SEAL)

STATE OF TENNESSEE
COUNTY OF Marion

On this 2nd day of January, 2021, before me personally appeared Myosha N. Westbrooks and ~~Ryan W. Westbrooks~~, 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 2nd day of January, 2021.

Notary Signature
My commission expires:
9/11/21

CONSTANCE P BARNES
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of January, 2021, before me personally appeared Ryan W. Westbrooks, 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 6th day of January, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 $433,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

D Hardwick
(Affiant)

Sworn to and subscribed before me this
day of January, 2021.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tabatha Edwards
Notary Public
My commission expires: 11-16-23
File No. DH-20-15

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside
Signature

State of Tennessee
County of Davidson

Personally appeared before me, D Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D Hardwick
Notary's Signature

My Commission Expires: 5/23/2023
Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner