Karen Johnson Davidson County
Batch# 554737 DEEDWARR
01/14/2021 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $392.20
20210114-0006778

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
615 REI LLC P.O. Box 160757 Nashville, TN 36216	615 REI LLC P.O. Box 160757 Nashville, TN 36216	058-16-0-061

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, **Erica Nicole Kesse, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **615 REI LLC, a** * **Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee: * New Mexico

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Haynes Park Subdivision, Section 3, as of record in book 4460, page 185, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 69 feet on the westerly side of Haynes Park Drive and runs back between lines 170 feet on the southerly side and 183.33 feet on the northerly side to a line at the rear, on which it measures 70.28 feet thereon.

Being the same property conveyed to Erica Kesse, a single woman by Warranty Deed from Donald Bryant and wife, Dorothy E. Bryant, dated August 29, 2014 and recorded on September 19, 2014 in Instrument No 20140919-0086043 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded restrictions, covenants, conditions, and easements not stated herein.

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 14th day of January, 2021.

Erica Nicole Kesse (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 2021, before me personally appeared Erica Nicole Kesse, 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 14th day of January, 2021.

Notary Signature
My commission expires:

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

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 $106,000.00, 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
14th day of January, 2021.

Notary Public
My commission expires:
File No. 2020-387

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

