Name and Address of New Owner:
Elizabeth Atlaw
5129 Morningwood Lane
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 566536 DEEDWARR
02/03/2021 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,191.03
20210203-0015541

Send Tax Bills To: Pinnacle Bank
150 3rd Ave. S. #1000
Nashville, TN 37201

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 183050A24600CO

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 Christopher Durham and Ryan Anson Durham** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mebtu Atlaw, Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of October Woods, Phase 5, Section 8, a Planned Unit Development of record in Instrument Number 19991214-0303097 and Instrument Number 19991214-0303098, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Norman B. Durham, an unmarried person, by Warranty Deed from Yazdian Construction Inc., a Tennessee corporation, recorded on March 5, 2004, of record in Instrument No. 20040305-0025597, Register's Office for Davidson County, TN.

Norman B. Durham, having died on October 20, 2020, his interest in said property vesting in his heirs at law. David Christopher Durham and Ryan Anson Durham, as shown in Case No. 20P1983, Seventh Circuit Court.

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 29th day of January, 2021.

David Christopher Durham (SEAL)
David Christopher Durham

_____ (SEAL)
Ryan Anson Durham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2021, before me personally appeared David Christopher Durham and Ryan Anson Durham, 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 29th day of January, 2021.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Signature
My commission expires:

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 $321,900.00, 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
29th day of January, 2021.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Public
My commission expires:
File No. 2021-2127

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 29th day of January, 2021.

_____(SEAL)
David Christopher Durham

_____(SEAL)
Ryan Anson Durham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2021, before me personally appeared David Christopher Durham and Ryan Anson Durham, 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 29th day of January, 2021.

_____
Notary Signature
My commission expires:

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

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 $321,900.00, 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
29th day of January, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-2127

LAURIE DANIELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

