Name and Address of New Owner:
Elizabeth Kietzke
3452 Cobble St
Nashville, TN 37211
Send Tax Bills To:
new owner

Karen Johnson Davidson County
Batch# 574827 DEEDWARR
02/22/2021 11:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13
20210222-0020967

This Instrument Prepared By:
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 172-12-0B-323.00-CO

**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, **Kenney M. Snipes and wife, Shelia M. Snipes**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Kietzke, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 538 on the Plan of Section Three, Bradford Hills, R-15 Residential P.U.D of record in Plat Book 7900, Page 661, 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 Kenney M. Snipes and wife, Shelia M. Snipes by Warranty deed from Gregory W. Hagopian, unmarried of record in Book 9918, page 45, Register's Office for Davidson County, Tennessee, dated January 12, 1996 and recorded on January 16, 1996.

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.

Return to:
Rudy Title and Escrow, LLC
[illegible] Avenue South
[illegible]
MSBP 21 2452

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of February, 2021.

(SEAL)
Kenney M. Snipes

(SEAL)
Shelia M. Snipes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of February, 2021, before me personally appeared Kenney M. Snipes and Shelia Snipes, 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 11th day of February, 2021.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 10/11/21

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

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 $374,900.00, 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
11th day of February, 2021.

Notary Public
My commission expires:
File No. 2021-3223

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021