Name and Address of New Owner:
Elizabeth Dyer
335 Maple Street
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 578813 DEEDWARR
02/25/2021 12:09:05 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20210225-0023945

Map & Parcel No: 04313010000

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, **Jack Issa AKA Lofty S. Issa**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ELIZABETH DYER, AN UNMARRIED WOMAN,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 22 of Block "C" on the plan of Forest Park Subdivision, in Madison, Tennessee, of record in Book 843, Page 44, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being a part of the same property conveyed to Jack Issa by Warranty Deed from Cole Family Partners, L.P. and John B. Cole dated April 19th 2012 and recorded April 20th 2012 record in Instrument No. 20120420-0033754 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 335 Maple Street, Madison, TN 37115

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:
Broker Title and Escrow, LLC
1404 21st Avenue South
Nashville, TN 37212
FILE # R-SB-VK21-535

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17 day of February, 2021.

Jack Issa (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of February, 2021, before me personally appeared Jack Issa, 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 17 day of February, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 **$205,000.00**, 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 8th day of February, 2021.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public
My commission expires: 7/9/24
File No. 21-1748