Name and Address of New Owner:
German S. Angeles and Julia R. Angeles
218 Colt Drive
Nashville, TN 37221

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane, Ste 200
Knoxville, TN 37923

Karen Johnson Davidson County
Batch# 579471 DEEDWARR
02/26/2021 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,326.45
20210226-0024736

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 142-02-0-101.00

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, **Adam D. Null and Tabetha Paige Gillihan Null, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **German S. Angeles and Julia R. Angeles, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of The Plan of Cross Timbers, Section 3 of record in Plat Book 4175, Page 21, 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 Calvin E. Bledsoe, Jr. and wife Sandy Bledsoe by Warranty deed from Phillip A. Smith and Kathryn A. Dickerson of record in Book 8094, page 928, Register's Office for Davidson County, Tennessee, dated April 20, 1990 and recorded on April 24, 1990. Calvin E. Bledsoe having since died on January 19, 2013 vesting sole ownership in Sandy Bledsoe as surviving tenant by the entirety. (Value or consideration shown in aforementioned deed $95,000.00.)

Being the same property conveyed to Adam D. Null, unmarried man by Warranty deed from Sandy Bledsoe, unmarried, of record in Instrument No. 20160719-0074361 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016. (Value of consideration shown in aforementioned deed $255,500.00.)

Tabetha Paige Gillihan Null joins in to convey any marital interest in said property.

Being also known as 137 Carriage Drive Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 10th day of February, 2021.

Adam D. Null (SEAL)

Tabetha Paige Gillihan Null (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Adam D. Null and Tabetha Paige Gillihan Null,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of February, 2021.

Notary Public
My commission expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $358,500.00, 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
10th day of February, 2021.

Notary Public
My commission expires: 9/2/24

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. 2021-1334

202102260024736

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON