Karen Johnson Davidson County
Batch# 581241 DEEDWARR
03/02/2021 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20210302-0026181

Name and Address of New Owner:
May Lilly
3727 W. Magnolia Blvd. #738
Burbank, CA 91505

Send Tax Bills To:
NEW OWNER
SAME

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

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

Map & Parcel No: 150-07-0-234.00

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, **Melanie Danielle Howell, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **May Lilly, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 70A on the Plan of Zone Lot Division Lots 46 and 70 Lakeshore Woods, Section 3 of record in Plat Book 6250, Page 507, 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 Melanie D. Howell, unmarried woman by Warranty deed from Sarah Matlock, a Single person of record in Instrument No. 20171219-0129239 Register's Office for Davidson County, Tennessee, dated December 13, 2017 and recorded on December 19, 2017.

This is improved property also known as 207 Tenonwood Court, Antioch, Tennessee 37013.

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 26th day of February, 2021.

Melanie Danielle Howell (SEAL)
Melanie Danielle Howell

STATE OF Virginia
COUNTY OF James City

On this 25th day of February, 2021, before me personally appeared Melanie Danielle Howell, 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 25th day of February, 2021.



Notary Signature
My commission expires: 12/31/2024

Electronic Notary Public
Notarized online using audio-video communication

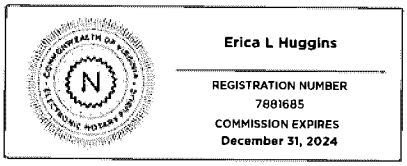
AFFIDAVIT OF VALUE

STATE OF Virginia)
)
COUNTY OF James City)

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 $177,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melanie Danielle Howell
(Affiant)

Sworn to and subscribed before me this
25th day of February, 2021.



Notary Public
My commission expires: 12/31/2024

Electronic Notary Public

Notarized online using audio-video communication

File No. 2021-3334

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent 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.

E Prophet

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Richelle B. Montg—C

NOTARY PUBLIC

My Commission expires: July 5, 2021

