Karen Johnson Davidson County
Batch# 587062 DEEDWARR
03/08/2021 01:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210308-0029966

Name and Address of New Owner:
Amy G. Kettle and Benjamin L. Kettle
1510 Beechwood Avenue
Nashville, TN 37212

Send Tax Bills To:
Amy G. Kettle and Benjamin L. Kettle
1510 Beechwood Avenue
Nashville, TN 37212

This Instrument Prepared By:
Olivia Martinek
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 104-16-0-397

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, **Benjamin L. Kettle and Amy G. Kettle, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amy G. Kettle and Benjamin L. Kettle, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly half of Lot 88 on the Plan of Belmont Land Company's Property called Belmont Heights, of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin L. Kettle and Amy G. Kettle, husband and wife by Deed dated June 22, 2015 from Lisa Paige Binder, unmarried, recorded June 25, 2015, in Instrument Number 20150625-0061131, in the Official Records of Davidson County, Tennessee.

Name Affidavit recorded in Instrument No. 20200929-0111907 and 20200929-0111908

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 20 ~~19~~th day of January, 2021.

Benjamin L.Kettle

Amy G. Kettle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 ~~19~~th day of January, 2021, before me personally appeared Benjamin L Kettle and Amy G Kettle, 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 19th day of January, 2021.

Bailey Wind
Notary Signature
My commission expires: 10-2-2023

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 $ZERO, 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
19th day of January, 2021.
20

Notary Public
My commission expires: 10-2-2023
File No. 2021-4227-TN



True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023