Prepared by:
~~Record and Return To:~~
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Jessica C. Weaver
201 Bellmore Avenue
Nashville, TN 37209

Send Tax Bills To:
Jessica C. Weaver

Karen Johnson Davidson County
Batch# 592596 **DEEDWARR**
03/16/2021 12:08:41 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20210316-0034649

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 103020200800

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, **Gary M. Bridwell and Vicki L. Bridwell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jessica C. Weaver, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Resubdivision of a Portion of Lot 7, John M. Branham's Farm of record in Plat at Instrument No. 20000526-0052618, 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 Gary M. Bridwell and Victoria L. Bridwell, husband and wife, by Warranty Deed from Matthew Vecchio, unmarried, recorded on May 22, 2019, of record in Instrument No. 20190522-0048589, Register's Office for Davidson County, TN.

Being the same property conveyed to Matthew Vecchio, unmarried, by Warranty Deed from David R. Gray, married, recorded on September 10, 2015, of record in Instrument No. 20150910-0092038, Register's Office for Davidson County, TN.

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 12th day of March, 2021.

_____(SEAL)
Gary M. Bridwell

_____(SEAL)
Vicki L. Bridwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2021, before me personally appeared Gary M. Bridwell and Vicki L. Bridwell, 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 12th day of March, 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 $435,000.00, 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
12th day of March, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2239

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024