Name and Address of New Owner:
Christine Maci
516 Pappus Court
Nashville, TN 37207

Send Tax Bills To:
Christine Maci

Karen Johnson Davidson County
Batch# 595558 DEEDWARR
03/19/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210319-0036580

This Instrument Prepared By:
CLA Title & Escrow
9210 Corporate Blvd. #150
Rockville, MD 20850
301-200-8941
File No. TN-21-9851-SEL

Map & Parcel No: 059-16-0-234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty-Five Thousand Dollars ($285,000.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tiffany Lee, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christine Maci, unmarried sole owner,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 231, as shown on the map entitled the Plan of Trinity Hills Village, Section II, First Addition of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Tiffany Lee, a single woman, by Warranty Deed from Edward L. Moore, single, recorded on December 18, 2018, of record in Instrument No. 20181218-0123090, Register's Office for Davidson County, TN.

This is improved property known as Pappus Court, Nashville, TN 37214.

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 17th day of March, 2021.

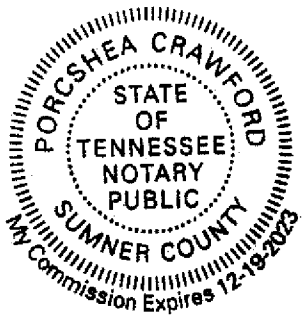
_____ (SEAL)
Tiffany Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of March, 2021, before me personally appeared Tiffany Lee, 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 17th day of March, 2021.

_____
Notary Public
My commission expires: 12-19-2023



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 $285,000.00, 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
17th day of March, 2021.

Notary Public
My commission expires: 12-19-2023

PORCSHEA CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

True Copy Certification

I, John A. Bell Sr., 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, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH D MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025