Karen Johnson Davidson County
Batch# 595618 DEEDWARR
03/19/2021 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $862.10
20210319-0036654

Name and Address of New Owner:
David Blackburn
218 Riverstone Court
Nashville, TN 37214

Send Tax Bills To:
Quicken Loans
1050 Woodward Ave
Detroit, MI 48226

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

Map & Parcel No: 085140A21800 CO

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, **Jamie Galloway and wife, Emily Galloway**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Paul Blackburn, a single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 218 on the Plan of Phase One, Riverstone Condominium, of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Riverstone Condominium, a horizontal property regime established by Master Deed of record in Book 6998, Page 839, restated in Book 7245, Page 211, said Register's Office.

Being the same property conveyed to Jamie Galloway and wife, Emily Galloway, by Warranty Deed from David A. Wade, married, recorded on February 2, 2006, of record in Instrument No. 20060202-0013370, Register's Office for Davidson County, TN.

This is improved property known as 218 Riverstone Ct., 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 15th day of March, 2021.

Jamie Galloway by Sasha Qualkenbush Attorney in Fact (SEAL)
Jamie Galloway

(SEAL)
Emily Galloway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2021, before me personally appeared Emily Galloway, 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 15th day of March, 2021.

Notary Signature
My commission expires:

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sasha Qualkenbush, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Jamie Galloway, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Jamie Galloway, by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of March, 2021.

My Commission Expires:

NOTARY PUBLIC

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2021

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 $233,000.00, 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
15th day of March, 2021.

Notary Public
My commission expires:
File No. 2021-2333

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY