Name and Address of New Owner:
Andrew Wayne Gray
421 Coventry Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 601275 DEEDWARR
03/26/2021 11:23:33 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20210326-0040099

Map & Parcel No: 147-02-0-150

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, **Lydia Wente**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Wayne Gray, a married man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, TN. being Lot No. 163 on the Plan of Abbay Hall Section 2, as of record in Book 2331, Page 38, Register's Office for Davidson County, to which Plan
reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lydia Wente by Quitclaim Deed from Kristopher Wente and Lydia Wente, dated October 28,2016, of record in Instrument No. 20161103-0116555, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 421 Coventry Drive, Nashville, TN 37211

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 11 day of March, 2021.

Lydia Wente (SEAL)

STATE OF NM
COUNTY OF Santa Fe

On this 11 day of March, 2021, before me personally appeared Lydia Wente, 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 11 day of March, 2021.

Notary Signature
My commission expires: 1/22/24

OFFICIAL SEAL
PATRICIA FRESQUEZ-HERNANDEZ
Notary Public
State of New Mexico
My Comm. Expires 1/22/24

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 $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lakin Singleton
(Affiant)

April G. Nichols
State of Tennessee Notary Public
Williamson County

Sworn to and subscribed before me this 11 day of March, 2021.

Notary Public
My commission expires: 6.24.2023
File No. 20-1510