Name and Address of New Owner:
Jonathan Laster and Jennifer Sun Laster
2804 Sugar Tree Road
Nashville, TN 37215

Send Tax Bills To:
Jonathan Laster and Jennifer Sun Laster
2804 Sugar Tree Road
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 602422 DEEDWARR
03/29/2021 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,719.76
20210329-0040996

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

Map & Parcel No: 18000001500

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, **Darcia DeLoach and husband, Jimmy W. DeLoach**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Laster and Jennifer Sun Laster, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

All that certain parcel of land situate in the 6th Civil District of the County of Davidson and State of Tennessee, described according to a survey by Harold F. Moore, Surveyor, made October 4, 1968, being more particularly described as follows:

Tract No. 7 of the Marvin Moore Farm; beginning at a point in the southern margin of Holt Road, said point being a common corner of Tract 6 and Tract 7; thence with the said southerly margin of Holt Road South 88 deg. 35' 00" East 213.0 feet to a point, said point being a common corner of Tract 7 and Tract 8; thence leaving said southerly margin of Holt Road, South 1 deg. 25' 00" West 853.78 feet to a point; thence North 84 deg. 53' 33" West 213.52 feet to a point; thence North 1 deg. 25' 00" East 840.32 feet to the point of beginning, containing four acres, more or less.

Included in the above description, but expressly excluded therefrom is the property conveyed to Paul B. Sutton and wife, Evelyn L. Sutton, by deed from John T. Connors, of record in Book 4503, page 648, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darcia DeLoach and husband, Jimmy W. DeLoach by Warranty Deed from Khidir Sulaiman, by wife Eldez M. Mhmedslem, as Power of Attorney dated September 13th 2012 and recorded October 3rd 2012 of record in Instrument No. 20121003-0090656, 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: 6527 Holt Road, Nashville, TN 37211

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 14th day of October, 2020.

Darcia DeLoach by Jimmy W. DeLoach ATTORNEY-IN-FACT

_____(SEAL)
Darcia DeLoach by Jimmy W. DeLoach, Attorney-In-Fact

_____(SEAL)
Jimmy W. DeLoach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2020, before me personally appeared Jimmy W. DeLoach, 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 14th day of October, 2020.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2023

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of October, 2020, before me personally appeared Jimmy W. DeLoach, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Darcia DeLoach pursuant to a Specific Power of Attorney October 2, 2020 and filed of record in Instrument No. 202103290040995 in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Darcia DeLoach, as his attorney in fact.

Witness my hand and seal this 21st day of July, 2020.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 05/09/2023

AFFIDAVIT OF VALUE

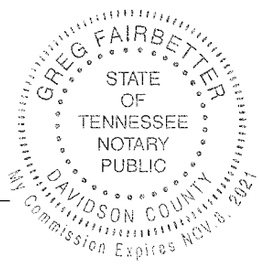
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $464,800.00, 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
14th day of October, 2020.

Notary Public
My commission expires: 11.8.2021
File No. 20-1002



True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212