Karen Johnson Davidson County
Batch# 604411 DEEDWARR
03/31/2021 01:55:30 PM 2 pgs
Fees: $13.00 Taxes: $695.21
20210331-0042487

Name and Address of New Owner:
Katherine Gerstmann
3235 Bradfield Dr.
Nolensville, TN 37135
Send Tax Bills To:
Katherine Gerstmann
SAME

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

Map & Parcel No: 13316022900

True Copy Certification

I, John A. Bell Jr., 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 MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, **Brandon Emrick, Vice President of SunTrust Bank, Trustee of the Alessandra Villalobos SNT**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katherine Gerstmann, as her sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Indian Mound Subdivision, of record in Plat Book 5800 Page 92. In the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to SunTrust Bank, Trustee of the Alessandra Villalobos SNT, by Warranty Deed from Jeffery Jorgovan and Joan Jorgovan, husband and wife, recorded on December 9, 2013, of record in Instrument No. 20131209-0125018, Register's Office for Davidson County, TN.

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 30th day of March, 2021.

SunTrust Bank, Trustee of the Alessandra Villalobos SNT

By:_____
Brandon Emrick, its Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brandon Emrick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Vice President of SunTrust Bank, Trustee of the Alessandra Villalobos SNT, the within named bargainor, and he as such Vice President, being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of SunTrust Bank, Trustee of the Alessandra Villalobos SNT, by himself as Vice President.
Witness my hand, at office, this 30th day of March, 2021.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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 $187,895.00, 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 30th day of March, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2297

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022