Name and Address of New Owner:
George Grundler and Shirley Myers
113 Carriage Court
Brentwood, TN 37027

Send Tax Bills To:
George Grundler
1729 Ravello Way
Brentwood, TN 37027

This Instrument Prepared By:
Scout Title
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 609167 DEEDWARR
04/07/2021 09:54:42 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20210407-0045658

Map & Parcel No: 171 03 0B 172.00

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, **Stephen Joest and Haleigh Joest, f/k/a Haleigh Michelle Power, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George F. Grundler II, A Married Man, and Shirley A. Myers, An Unmarried Woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 32, on the Plan of Revision one, Phase Two, Section Five "Carriage Homes of Fredericksburg" Townhomes of Fredericksburg, a Horizontal Property Regime R20 Residential P.U.D., as shown on plat of record in Plat Book 9700, Page 578, and revised in Plat Instrument No. 20000804-0077800, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Stephen Joest, unmarried, and Haleigh Michelle Power, unmarried, joint tenants with right of survivorship by Warranty deed from Thomas W. Smith II, Collin E. Smith and Spencer M. Smith, of record in Instrument No. 20171020-0107756, Register's Office for Davidson County, Tennessee, dated October 11, 2017 and recorded on October 20, 2017. (Value of consideration shown in aforementioned deed $318,000.00.)

Being also known as 113 Carriage Court, Brentwood, Tennessee 37027.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 31st day of March, 2021.

Stephen Joest (SEAL)
Stephen Joest

Haleigh Joest (SEAL)
Haleigh Joest

STATE OF ~~TENNESSEE~~ ARKANSAS (CAPW)
COUNTY OF DAVIDSON WASHINGTON (CAPW)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Joest and Haleigh Joest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2021.

CRYSTAL A PHILLIPS-WALKER
Notary Public - Arkansas
Benton County
Commission # 12709885
My Commission Expires Jan 25, 2030

Crystal A Phillips-Walker
Notary Public
My commission expires: 01/25/2030

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 $349,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Doudra Brown
(Affiant)

Sworn to and subscribed before me this 31st day of March, 2021.

Gina Dunning
Notary Public
My commission expires: 6/21/23

GINA DUNNING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No. 2021-1349