Name and Address of New Owner:
Mark Andrew Strait and Sloane Wallis
918A Delmas Avenue, Nashville,
TN 37216
Send Tax Bills To:
Mark Andrew Strait and Sloane Wallis
918A Delmas Avenue, Nashville, TN
37216
This Instrument Prepared By:
Stephanie Dodson
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 072090U00100CO

Karen Johnson Davidson County
Batch# 611029 DEEDWARR
04/08/2021 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20210408-0047115

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, **Joanne M. Ferry, Trustee of Joanne M. Ferry Revocable Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Andrew Strait, an unmarried man and Sloane Wallis, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 918 Delmas Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150409-0031393, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Joanne M. Ferry, Trustee of the Joanne M. Ferry Revocable Trust dated September 30, 2008 by Deed dated September 13, 2016 from Southern Elite Custom Homes, LLC, recorded September 14, 2016, in Instrument Number 20160914-0096741, in the Official Records of Davidson County, Tennessee.

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 5th day of April, 2021.

Joanne M. Ferry Revocable Trust

By: Joanne M Ferry, Trustee
Joanne M. Ferry, Trustee

STATE OF ~~TENNESSEE~~ SC
COUNTY OF ~~DAVIDSON~~ Beaufort

On this 5th day of April, 2021, before me personally appeared Joanne M. Ferry, Trustee of Joanne M. Ferry Revocable Trust, 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 within named document for the purposes herein contained.

Witness my hand, at office, this 5th day of April, 2021.

Notary Signature
My commission expires: 3/10/27

JEREMY T McDONNELL
Notary Public, State of South Carolina
My Commission Expires
March 10, 2027

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ SC)
)
COUNTY OF ~~DAVIDSON~~ Beaufort)

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 $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James M. Terry, Trustee
(Affiant)

Sworn to and subscribed before me this
6th day of April, 2021.

Notary Public
My commission expires: 3/10/27
File No. 2021-4929-TN

JEREMY T McDONNELL
Notary Public, State of South Carolina
My Commission Expires
March 10, 2027

True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

