Name and Address of New Owner:
Brad Jolly
4827 Briarwood Drive
Nashville, TN 37211

Send Tax Bills To:
Brad Jolly

Karen Johnson Davidson County
Batch# 616182 DEEDWARR
04/16/2021 08:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20210416-0050865

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

Map & Parcel No: 14604015900

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, **Michael Gaw, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brad Jolly,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 569 on the Plan of Section Fourteen, Caldwell Hall, of record in Book 3300, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David A. Floyd and Deanna L. Floyd, husband and wife, by Warranty Deed from David P. Connors and Phebe Bibb Connors (a/k/a Phbe Bibb Conners), husband and wife, recorded on July 6, 2009, of record in Instrument No. 20090706-0062427, Register's Office for Davidson County, TN.

David A. Floyd and Deanna L. Floys having deceased transfer the subject property via Tennessee's intestate succession statute to their heirs at law, Michael Gaw and Dixie Deanna Hooker.

Being the same property conveyed to Michael Gaw by Quitclaim Deed from Dixie Deanna Hooker, recorded on _____, and of record in Instrument No20210416005086 3egister's Office for Davifson County, Tennessee.

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 25th day of February, 2021.

Michael Gaw (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2021, before me personally appeared Michael Gaw, 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 25th day of February, 2021.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $365,000.00, 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 25th day of February, 2021.

Notary Public
My commission expires:_____
File No. 2021-2291

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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