Name and Address of New Owner:
Valair Shabilla
132 Dodge Drive
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 616282 DEEDWARR
04/16/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210416-0051008

Send Tax Bills To:
Legends Bank
2120 Wilma Rudolph Blvd.
Clarksville, TN 37040

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

Map & Parcel No: 119-03-0-074.00-CO

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, **Dave Hall, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Valair Shabilla, Single,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Mertie Milwee Property, of record in Plat Book 2331, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 70 fronts 75 feet on the Northeasterly side of Dodge Drive and runs back between lines, 205.53 feet on the Northwesterly line 280.3 feet on the Southeasterly line to a dead line in the rear of which it measures 100 feet.

Being the same property conveyed to Dave Hall, married, by Cash Deed for Tennessee deed from The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20130206-0012430 Register's Office for Davidson County, Tennessee, dated February 04, 2013 and recorded on February 06, 2013. (Value of consideration shown in aforementioned deed $45,000.00.)

Being also known as 132 Dodge Drive, Nashville, Tennessee 37210.

***This property is not now nor has it ever been the principal residence of the Grantor herein.**

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 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 15th day of April, 2021.

_____(SEAL)
Dave Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dave Hall, 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 15th day of April, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

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 $350,000.00, 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
15th day of April, 2021.

_____
Notary Public
My commission expires: 12-18-2023

SHERRI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. 2021-1447

202104160051008

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY