Name and Address of New Owner:
Carlos Hernandez, Sr.
3248 Clapham Road
Nashville, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 620812 DEEDWARR
04/22/2021 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20210422-0054195

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 149-03-0A-039.00

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, **Timothy Edward Auck and Thaddeus Scheffel, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carlos Hernandez, Sr., a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 86 on The Plan of Chelsea Village Addition Section Two of record in Plat Book 7900, Page 903, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy Auck, by deed dated March 27, 2014, and recorded April 23, 2014, from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument Number 20140423-0034192, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3248 Clapham Road, Nashville, TN 37013.

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)
Timothy Edward Auck

_____(SEAL)
Thaddeus Scheffel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of April, 2021, before me personally appeared Timothy Edward Auck and Thaddeus Scheffel, 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 15th day of April, 2021.

Notary Signature
My commission expires: 11-17-2024

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF 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 $296,000.00, 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: 1-4-25
File No. 2021-1517

Stephanie Mitchell
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024