Name and Address of New Owner:
Christopher Reilly Poulton, Jr.
1809 Jones Avenue
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 621396 DEEDWARR
04/23/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210423-0054557

Map & Parcel No: 07108041300

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, **Nicole Wallace and Oscar Rivadeneira, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Reilly Poulton, Jr., a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Walnut Grove Annex, Resubdivision of Lot No. 1, of record in Book 8250, Page 68, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicole Wallace and Oscar Rivadeneira, wife and husband by Warranty Deed from Francine M. Sawyers, unmarried dated January 5th 2016 and recorded January 8th 2016 in Instrument No. 20160108-0002235, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1809 Jones Avenue, Nashville, TN 37207

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 6th day of April, 2021.

(SEAL)
Nicole Wallace

(SEAL)
Oscar Rivadeneira

STATE OF Colorado
COUNTY OF Denver

On this 6th day of April, 2021, before me personally appeared **Nicole Wallace and Oscar Rivadeneira**, 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 6th day of April, 2021.

Notary Signature
My commission expires: 9-21-2023

LISA MARIE MADRIGAL
Notary Public
State of Colorado
Notary ID # 20154037299
My Commission Expires 09-21-2023

AFFIDAVIT OF VALUE

STATE OF TN)
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 **$355,000.00**, 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
6th day of April, 2021.

Notary Public
My commission expires: 10/12/24
File No. 21-1905
1170806

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

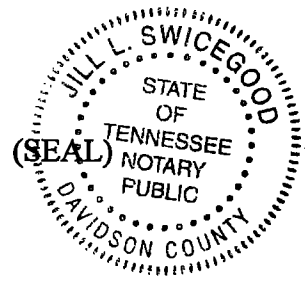
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900