Name and Address of New Owner:
Archie Stanley Craven
1122 Litton Avenue, Unit 118
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 632201 DEEDWARR
05/10/2021 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20210510-0062506

Send Tax Bills To:
Archie Stanley Craven
1122 Litton Avenue, Unit 118
Nashville, TN 37216

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

Please Return to:
Main Street Title, Inc.
971 Benders Ferry Rd.
Mount Juliet, TN 37122

Map & Parcel No: 072101A03700CO

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, **Tia R. Gebhard, unmarried, and Jeffrey L. Gebhard, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Archie Stanley Craven, Jr., a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B1019, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominiums of record at Instrument No. 201607290078558, as amended in Instrument No. 201608180086606, Instrument No. 201611210122822 and Instrument No. 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tia R. Gebhard, unmarried, and Jeffrey L. Gebhard, married, as Tenants in Common with Rights of Survivorship, by Warranty Deed from Michael Oreto, unmarried, recorded on June 27, 2019, of record in Instrument No. 20190627-0062660, Register's Office for Davidson County, TN.

Being the same property conveyed to Michael Ross Oreto, unmarried man, by Warranty Deed from Harpeth Development, LLC, a Tennesseee limited liability company, recorded on June 19, 2017, of record in Instrument No. 20170619-0061540, Register's Office for Davidson County, TN.

This is improved property known as 1122 Litton Ave., Unit 118, Nashville, TN 37216.

This is not the primary residence of Jeffrey L. Gebhard, nor his spouse, nor has it ever been.

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 5th day of May, 2021.

_____(SEAL)
Tia R. Gebhard

Jeffrey L. Gebhard by _____ attorney in fact (SEAL)
Jeffrey L. Gebhard by Tia R. Gebhard, as Attorney-In-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Tia R. Gebhard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Jeffrey L. Gebhard, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Jeffrey L. Gebhard by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May 2021.

Leah Moore
Notary Signature
My commission expires:

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

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 $237,000.00, 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
5th day of May, 2021.

Leah Moore
Notary Public
My commission expires:
File No. 2021-2524

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

