Name and Address of New Owner:
Betty Elrod and Laura Elrod
120 Hampton Place
Nashville, TN 37215

Send Tax Bills To:
Paramount Bank
622 Emerson Road #325
St. Louis, MO 63141

Karen Johnson Davidson County
Batch# 638092 DEEDWARR
05/18/2021 09:41:11 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210518-0066673

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

Map & Parcel No: 117070C12000CO

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, **Brett Ravener, single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Betty Elrod and Laura Elrod, as joint tenants with right of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 120 on the Plan of Hampton Place Townhomes, of record in Plat Book 5200, Page 42I, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hampton Place Townhomes, a Horizontal Property Regime established by Master Deed of record in Book 5891, Page 897, said Register's Office.

Being the same property conveyed to Brett D. Ravener, single man, by Warranty Deed from M. Afkhami, Trustee of the Afkhami Capital Trust U/A/D September 16, 2015, recorded on November 26, 2019, of record in Instrument No. 20191126-0122023, Register's Office for Davidson County, TN.

Being the same property conveyed to M. Afkhami, Trustee of the Afkhami Capital Trust U/A/D September 16, 2015, by Warranty Deed from Andrew J. Mongin and wife, Virginia M. Roberson, recorded on January 6, 2016, of record in Instrument No. 20160106-0001181, Register's Office for Davidson County, TN.

This is improved property known as 120 Hampton Place, Nashville, TN 37215.

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 7th day of May, 2021.

Brett D. Ravener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2021, before me personally appeared Brett D. Ravener, 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 7th day of May, 2021.

Notary Signature
My commission expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $425,000.00, 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
7th day of May, 2021.

Notary Public
My commission expires: 11/6/2024

(SEAL)

File No. 2021-2481

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY