Name and Address of New Owner:
Paul Grant Carter
1707B 6th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Paul Grant Carter
1707B 6th Ave. N.
Nashville, TN 37208
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081084400200CO

Karen Johnson Davidson County
Batch# 640343 DEEDWARR
05/20/2021 08:10:30 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20210520-0068239

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, **James Sicking and Jolene Marie Adams, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul Grant Carter,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1707B, together with common areas, as established by Declaration of Covenants and Restrictions for Homes at 1707 6th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161118-0121996, amended in Instrument No 20170406-0033979, and being shown on plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Sicking, a married man, by Warranty Deed from Urban Core Homes II, LLC, recorded on July 16, 2018, of record in Instrument No. 20180716-0068874, Register's Office for Davidson County, TN.

Jolene Marie Adams hereby joins in to convey any rights she may have martial or otherwise.

This is improved property known as 1707B 6th Ave. N., Nashville, TN 37208.

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 17th day of May, 2021.

(SEAL)
James Sicking

(SEAL)
Jolene Marie Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2021, before me personally appeared James Sicking and Jolene Marie Adams, 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 17th day of May, 2021.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

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 $775,000.00, 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 17th day of May, 2021.

REGINA V. SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Public
My commission expires: 11-8-22
File No. 2021-2579

True Copy Certification

I, John A. Bell 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

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