Karen Johnson Davidson County
Batch# 645348 DEEDWARR
05/27/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $706.70
20210527-0072042

Name and Address of New Owner:
Satricia Moore
5170 Hickory Hollow Pkwy #147
Antioch, TN 37013

Send Tax Bills To:
Satricia Moore
5170 Hickory Hollow Pkwy # 147
Antioch, TN 37013

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 163-05-0B-163-00 CO

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, **Archa Rae Turner**, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Satricia Moore, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Exhibit "A-1" Master Deed Lot Layout (Private Element) Phase IV, Mill Park, (formerly Hickory Hollow Townhomes) of record in Plat at Instrument No. 20031117-0167241, 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 Archa Rae Turner by Deed dated March 21, 2016 from Tao Shen, married, in Instrument Number 20160329-0029374, in the Official Records of Davidson County, Tennessee.

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 26th day of May, 2021.

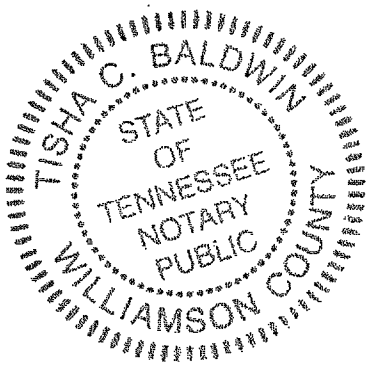
_____(SEAL)
Archa Rae Turner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2021, before me personally appeared Archa Rae Turner and , 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 26th day of May, 2021.

_____
Notary Signature
My commission expires: 1-23-23



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 $191,000.00, 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
26th day of May, 2021.

Notary Public
My commission expires: 11/08/2022
File No. 2021-279

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY