Name and Address of New Owner:
Kate Kelly, Andrew Cata, and Gail Stilwell
3810 Lookout Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 648070 DEEDWARR
06/02/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210602-0073868

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

Map & Parcel No: 10401000600

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, **MacKenzie Tyler LaRoe and husband, Eric Hale Kinny, as tenants by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kate Kelly, Andrew Cata, and Gail Stilwell, all unmarried as tenants in common with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Second Revised Valley View Subdivision, Section One of record in Plat Book 2331, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to MacKenzie Tyler LaRoe and husband, Eric Hale Kinny, as tenants by the entirety by Quitclaim Deed from Kenneth Earl LaRoe dated December 23rd 2016 and recorded December 30th 2016 record in Instrument No. 20161230-0137517, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been 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.

Improved property known as: 3810 Lookout Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 1st day of March, 2021.

_____(SEAL)
Mackenzie Tyler LaRoe

_____(SEAL)
Eric Hale Kinny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2021, before me personally appeared Mackenzie Tyler LaRoe and Eric Hale Kinny, 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 1st day of March, 2021.

_____
Notary Signature
My commission expires: 11821

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

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 $320,000.00, 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
1st day of March, 2021.

_____
Notary Public
My commission expires: 11.8.21
File No. 20-1565

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

202106020073868

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212