Name and Address of New Owner:
Ben Sams
2863 Desplane Drive
Nashville, TN 37217

Send Tax Bills To:
Ben Sams

Karen Johnson Davidson County
Batch# 648390 DEEDWARR
06/03/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210603-0074295

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

Map & Parcel No: 15001026700

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, **Molly Goss**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin Sams, a single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 746, on the Plan of Edge-O-Lake Estates, Section XVII, of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Molly Goss by Warranty Deed from Music City Holdings, LLC, recorded on October 22, 2020, of record in Instrument No. 20201022-0122682, Register's Office for Davidson County, TN.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Thomas Eric Staples, recorded on October 19, 2020, of record in Instrument No. 20201019-0121571, Register's Office for Davidson County, TN.

Being the same property conveyed to Thomas Eric Staples by Quitclaim Deed from Amy L. S. Staples, recorded on February 28, 2008, of record in Instrument No. 20080228-0019619, Register's Office for Davidson County, TN.

This is improved property known as 2863 Desplane Dr., Nashville, TN 37217.

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 28th day of May, 2021.

Molly Goss (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared Molly Goss, 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 28th day of May, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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 $350,000.00, 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 28th day of May, 2021.

Notary Public
My commission expires:_____
File No. 2021-2645

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

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

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021