Name and Address of New Owner:
Valencia Lanae Covington
1345 Bell Road, #440
Antioch, TN 37013

Send Tax Bills To:
First Bank
722 Columbia Avenue
Franklin, TN 37064

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

Map & Parcel No: 162120B06900CO

Karen Johnson Davidson County
Batch# 648951 DEEDWARR
06/03/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $947.20
20210603-0074467

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, **Jacob Fox, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Valencia Lanae Covington, married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit Number 15A, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-00878 1 4, and as defined in the Amendment to Master Deed and By-Laws of record in 1nstrument No. 20040218-0018915, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Jacob Fox, a married man, by Warranty Deed from Jimmy Jones, Lisa Foulks, and Yvette Jackson, the heirs of Thomas Jones, Jr., recorded on September 11, 2019, of record in Instrument No. 20190911-0091724, Register's Office for Davidson County, TN. Jacob Fox was erroneously shown as a married man on the Warranty Deed referenced above.

This is improved property known as 1345 Bell Rd., #440, Antioch, TN 37013.

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.

JF
JL
27th

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~28th~~ 27th day of May, 2021.

Jacob Fox (SEAL)
Jacob Fox

STATE OF West Virginia
COUNTY OF Berkeley

On this 27th day of May, 2021, before me personally appeared Jacob Fox, 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 27th day of May, 2021.

Notary Signature
My commission expires: October 8, 2025

FAITH SIMMONS
Notary Public Official Seal
State of West Virginia
My Comm. Expires Oct 8, 2025
148 Donegal Ln Berkeley Springs WV 25411

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 $256,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Batson
(Affiant)

Sworn to and subscribed before me this
28th day of May, 2021.

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/6/2025
DAVIDSON COUNTY

Notary Public
My commission expires: 1-6-25
File No. 2021-2448

Certificate of Authenticity

I, Dawn Cheri Mason, 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.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022