Name and Address of New Owner:
Donald Austelle and Janice Austelle
641 Old Hickory Boulevard
Unit 10
Brentwood, TN 37027

Send Tax Bills To:
Donald Austelle and Janice Austelle
641 Old Hickory Blvd. # 10
Brentwood, TN 37027

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 649250 DEEDWARR
06/03/2021 03:03:55 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20210603-0074884

Map & Parcel No: 171-03-0B-056.00-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, **Susan Catherine Abell, an unmarried woman, and Sarah Abell, an unmarried woman, joint Tenants**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Donald Austelle and Janice Austelle, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 89 on the Plan of Townhomes of Fredericksburg, R20 Residential P.U.D, Phase One, Section One, of record in Plat Book 9700, Page 236, a Horizontal Property Regime (Private Element), 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 Susan Catherine Abell, an unmarried woman, and Sarah Abell, an unmarried woman, joint tenants, by Warranty Deed from Roxann Fry, unmarried, of record in Instrument No. 20170620-0061684 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 20, 2017. (Value of consideration shown in aforementioned deed $370,000.00.)

Being also known as 641 Old Hickory Boulevard, Unit 10, Brentwood, Tennessee 37027.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 2nd day of June, 2021.

_____(SEAL)
Sarah Abell

_____(SEAL)
Susan Catherine Abell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Abell and Susan Catherine Abell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 2nd day of June, 2021.

_____
Notary Public
My commission expires: 5-5-2025

**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 $475,000.00, 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
2nd day of June, 2021.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

_____
Notary Public
My commission expires:_____

File No. 2021-1588