Name and Address of New Owner:
Demetrius Exum, Sr and Mirium Exum
1820 Woodland Farms Court
Old Hickory, TN 37138

Send Tax Bills To:
Demetrius Exum, Sr and Mirium Exum
1820 Woodland Farms Ct.
Old Hickory, TN 37138

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

Karen Johnson Davidson County
Batch# 653075 DEEDWARR
06/09/2021 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20210609-0077583

Map & Parcel No: 064080A09700CO

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, **Ashok R. Patel and Nayana A. Patel, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Demetrius Exum, Sr and Mirium Exum, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lot No. 59 on the Plan of Section Three, **Merritt Downs** of record in Instrument No: 20040629-0076758, Register's Office for **Davidson** County, Tennessee. to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashok R. Patel and Nayana A. Patel, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on February 3, 2006, of record in Instrument No. 20060203-0014053, Register's Office for Davidson County, TN.

This is improved property known as 1820 **Woodland** Farms Ct., Old Hickory, TN 37138.

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 28th day of May, 2021.

Ashok R. Patel (SEAL)

Nayana A. Patel (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared Ashok R. Patel and Nayana A. Patel, 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.

Leah Moore

Notary Signature
My commission expires:

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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 ~~$459,000.00~~ *459,000.00, 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.

Leah Moore

Notary Public
My commission expires:
File No. 2021-2687

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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