Karen Johnson Davidson County
Batch# 657637 DEEDWARR
06/16/2021 09:14:30 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20210616-0081023

Name and Address of New Owner:
Kristy M. Hairston and Ronald Hairston
505 Cherry Grove Lane
Whites Creek, TN 37189

Send Tax Bills To:
Kristy M. Hairston and Ronald Hairston

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

Map & Parcel No: 049010B00200CO

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, **Adrienne R. Battle and Darren Kennedy, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kristy M. Hairston and Roland Hairston, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Cherry Grove, Phase 1A of record in Plat at Instrument No. 20050815-0096231, 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 Adrienne R. Battle and Darren Kennedy, wife and husband, by Warranty Deed from Dilesh Patel, a married man, recorded on December 21, 2016, of record in Instrument No. 20161221-0134007, Register's Office for Davidson County, TN.

This is improved property known as 505 Cherry Grove Lane, Whites Creek, TN 37189.

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 11th day of June, 2021.

Adrienne R. Battle (SEAL)
Adrienne R. Battle

Darren Kennedy (SEAL)
Darren Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2021, before me personally appeared Adrienne R. Battle and Darren Kennedy, 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 11th day of June, 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 $535,000.00, 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 11th day of June, 2021.

Notary Public
My commission expires:
File No. 2021-2702

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