Name and Address of New Owner:
Jean Lafitte Designs
6205 Freedom Drive
Nashville, TN 37209

Send Tax Bills To:
new owner
4018 Valley Road
Nashville, TN 37205

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

Karen Johnson Davidson County
Batch# 658525 DEEDWARR
06/16/2021 03:32:49 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210616-0081616

Map & Parcel No: 90 12 43.00

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, **Carrol G. Darks, a single person,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FREEDOM DRIVE SUBDIVISION, OF RECORD IN BOOK 6050, PAGE 462, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CARROL G DARKS, A SINGLE PERSON, BY WARRANTY DEED FROM WALLACE FORIESET CONSTRUCTION CO., RECORDED ON OCTOBER 11, 1991, OF RECORD IN BOOK 8462, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 6205 FREEDOM DR., NASHVILLE, TN 37209.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # B-SB-VREES-21 6205

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of June, 2021.

Carrol G. Darks (SEAL)
Carrol G. Darks

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford (NB)

On this 11th day of June, 2021, before me personally appeared Carrol G. Darks, 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.

Maureen S Bush
Notary Signature
My commission expires: 12/21/2024

MAUREEN S BUSH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Rutherford (NB)

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 $405,000.00, 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.

Maureen S Bush
Notary Public
My commission expires: 12/21/2024
File No. 2021-2738

MAUREEN S BUSH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2024