Name and Address of New Owner:
Santos Nicolas Andrade, Jr.
2861 Rural Hill Circle
Nashville TN 37127

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 659239 DEEDWARR
06/17/2021 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20210617-0082029

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 136-13-0-054.00

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, **Sara Byrd and John Weatherly, wife and husband, by and through their Attorney-in-Fact, Brooke Eli**, "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Santos N. Andrade, Jr., a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Section Eight, Edge-O-Lake Estates, of record in Plat Book 3700, Page 101, 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 Sara Byrd by Warranty Deed from James E. Wilson, unmarried, of record in Instrument No. 20090604-0051545 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on June 04, 2009. The said Sara Byrd has since married.

John Weatherly joins in this conveyance to convey his marital interest, if any, that he may have in the subject property.

Being also known as 2861 Rural Hill Circle, Nashville, Tennessee 37217.

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 7th day of June, 2021.

Sara Byrd by Brooke Eli (SEAL) as Attorney in fact
Sara Byrd by Brooke Eli, Attorney-In-Fact

John Weatherly by Brooke Eli (SEAL) as Attorney in fact
John Weatherly by Brooke Eli, Attorney-In-Fact

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 **Brooke Eli**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sara Byrd and John Weatherly,** and acknowledged that she executed the same as the free act and deed of the said **Sara Byrd and John Weatherly.**

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 7th 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 $276,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

Sworn to and subscribed before me this
7th day of June, 2021.

Notary Public
My commission expires: May 9, 2023

File No. 2021-1551

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY