Name and Address of New Owner:
Jim Myatt and Marcia Myatt
1715 Kellow Street
Nashville, TN 37208

Send Tax Bills To:
Jim Myatt and Marcia Myatt
1715 Kellow St.
Nashville, TN 37208
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081 03 0 391.00

Karen Johnson Davidson County
Batch# 663557 DEEDWARR
06/24/2021 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20210624-0085368

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, **Two Dogs Development, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jim Myatt and Marcia Myatt, husband and wife** "the Grantees ," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 8, UNIT B, ON THE PLAN OF BUENA VISTA HEIGHTS ADDITION, OF RECORD IN BOOK 161, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TWO DOGS DEVELOPMENT, LLC, A TENNESSE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM ALONZO V. PERKINS AND WIFE, LAVURNIA G PERKINS, RECORDED ON MAY 10, 2021, OF RECORD IN INSTRUMENT NO. 20210510-0062838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO ALONZO V. PERKINS AND WIFE LAVURNIA G. PERKINS, BY WARRANTY DEED FROM FIRST COUSINS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON AUGUST 16, 2006, OF RECORD IN INSTRUMENT NO. 20060816-0101125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

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 16th day of June, 2021.

Two Dogs Development, LLC, a Tennessee limited liability company

By: _____(SEAL)
Sasha Qualkenbush, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2021, before me personally appeared Sasha Qualkenbush, Authorized Agent of Two Dogs Development, LLC, a Tennessee limited liability company, 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 16th day of June, 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 $100,000.00, 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 16th day of June, 2021.

Leah Moore
Notary Public
My commission expires:_____
File No. 2021-2852

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

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.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

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