Karen Johnson Davidson County
Batch# 664737 DEEDWARR
06/24/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210624-0086074

Name and Address of New Owner:
Lori Ann Cloud
3025 Blackwood Drive
Nashville, TN 37214

Send Tax Bills To:
Lori Ann Cloud
1510 B Arthur Ave
Nashville, TN 37208

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

Map & Parcel No: 108 4 103.00

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, **Suttle Construction Co., Inc.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lori A Cloud, Unmarried Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING ALL OF LOT NO. 299 ON THE PLAN OF SECTION THREE, LARCHWOOD, AS SHOWN ON PLA N OF RECORD FILED IN PLAT BOOK 5200, PAGE 540, AS AMENDED BY SURVEYORS CERTIFICATE OF CORRECTION, AND FILED IN PLAT BOOK 6626, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYD TO SUTTLE CONSTRUCTION, CO. INC., A CORPORATION, BY WARRANTY DEED FROM MARSHA WOLF SMITH AND HUSBAND, OSCAR SMITH, RECORDED ON SEPTEMBER 4, 2020, OF RECORD IN INSTRUMENT NO. 20200904-0101269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO MARSHAL WOLFE SMITH AND HUSBAND, OSCAR SMITH, BY QUITCLAIM DEED FROM MARSHA A. WOLF, UNMARRIED, RECOREDED ON JULY 26, 2012, OF RECORD IN INSTRUMENT NO. 20120726-0065955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3025 BLACKWOOD DR., NASHVILLE, TN 37214.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2021.

Suttle Construction Co, Inc.

By: _____(SEAL)
Patrick Suttle, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared Patrick Suttle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Suttle Construction Co, Inc., the within named bargainor, a Corporation, and that such Patrick Suttle as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, this 21st day of June, 2021.

Leah Moore
Notary Signature

Printed Name:_____

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 $385,000.00, 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
21st day of June, 2021.

Leah Moore
Notary Public
My commission expires:_____
File No. 2021-2840

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

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23