Name and Address of New Owner:
Jeremiah C. Akers and Beatriz Barreiro Dominguez
8465 Lawson Drive
Nashville, TN 37013

Send Tax Bills To:
Jeremiah C. Akers and Beatriz Barreiro Dominguez
8465 Lawson Drive
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 667001 DEEDWARR
06/28/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210628-0087596

This Instrument Prepared By:
Kristin L. Brown
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 182-06-0A-350-00

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, **Michelle Lindsey, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremiah C. Akers and Beatriz Barreiro Dominguez, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING all of Lot No. 287, on the Final Plat, Old Hickory Hills, Phase III, Section II, of record in instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING a the same property conveyed to Michelle Lindsey, a single person by Warranty Deed from Ole South Properties, Inc dated June 3, 2010 and of record in Instrument No. 20100603-0042856 in the Register's Office of Davidson County, Tennessee.

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 28th day of June, 2021.

Michelle Lindsey (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28th day of June, 2021, before me personally appeared Michelle Lindsey, 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 28th day of June, 2021.

Notary Signature
My commission expires: 3-5-23

KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

6/28/2021
(Affiant)

Sworn to and subscribed before me this
28th day of June, 2021.

Notary Public
My commission expires: 3-5-23
File No. 2021-06-345

KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

True Copy Certification

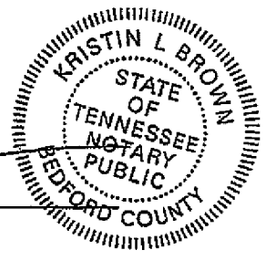
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23