Name and Address of New Owner:
Lindsay Kneale
1019 Horseshoe Drive
Nashville, TN 37216

Send Tax Bills To:
Filo Mortgage, LLC
500 Office Center Drive, Suite 400
Fort Washington, PA 19034

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 06110019100

Karen Johnson Davidson County
Batch# 668073 DEEDWARR
06/29/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20210629-0088388

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, **Serai Zaffiro fka Serai Zaffiro McAnulty, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lindsay Kneale, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 51 on the Map of Locust Grove Estates of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Serai Zaffiro McAnulty by Quitclaim Deed from Joel McAnulty dated January 14th 2013 and recorded June 24th 2013 of record in Instrument No. 20130624-0064398 Register's Office for Davidson County, Tennessee. Further being all of the same property conveyed to Joel McAnulty and wife, Serai McAnulty by Warranty Deed from Jessie Virginia Elliott, unmarried dated July 20th 2005 and recorded July 26th 2005 of record in Instrument 20050726-0087006 in the Register's Office for Davidson County, Tennessee. Serai Zaffiro McAnulty and Serai Zaffiro is the same person.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1019 Horseshoe Drive, Nashville, TN 37216

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 29th day of June, 2021.

Serai Zaffiro (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2021, before me personally appeared Serai Zaffiro, 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 29th day of June, 2021.

Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 $396,000.00, 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
29th day of June, 2021.

Notary Public
My commission expires: 7/9/2024
File No. 21-2108

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

