Karen Johnson Davidson County
Batch# 671655 DEEDWARR
07/06/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20210706-0090805

Name and Address of New Owner:
Maranatha Michelle Kellinger and Matthew Kirkegaard
1254 Ardee Avenue
Nashville, TN 37216

Send Tax Bills To:
Maranatha Michelle Kellinger and Matthew Kirkegaard
1254 Ardee Avenue
Nashville, TN 37216

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 061-16-0-253

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, **Mark A. Trussell and Grace W. Trussell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maranatha Michelle Kellinger and Matthew Kirkegaard, as tenants in common with no rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "D" on the map of the Re-subdivision of Sunnymeade as of record in Book 974, Pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark A. Trussell and Grace W. Trussell, husband and wife from Crown Industries, LLC, a Tennessee limited liability company, by Warranty Deed dated 05/21/2015 and recorded 05/28/2015 in Instrument No. 20150528-0049140, Register's Office of said County. Mark A. Trussell and Mark Allen Trussell is one and the same person.

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 30th day of June, 2021.

Mark Allen Trussell

Grace W. Trussell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2021, before me personally appeared Mark Allen Trussell and Grace W. Trussell, 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 30th day of June, 2021.

Notary Signature
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $510,000.00, 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
30th day of June, 2021.

Notary Public
My commission expires: 3/17/24
File No. QTN-394-2021

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2021.

Date

A. Scott Hubbard

Affiant Signature

7/2/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of July, 2021.

Emily Betts

Notary's Signature

My Commission Expires: 3/17/24

Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024