Karen Johnson Davidson County
Batch# 671866 DEEDWARR
07/07/2021 10:22:11 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210707-0091085

Name and Address of New Owner:
Landmark Services of TN, LLC
P. O. Box 158825, Nashville, TN 37215

Send Tax Bills To:
Landmark Services of TN, LLC
P. O. Box 158825
Nashville, TN 37215

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 142-08-0B-082-00

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, **Benjamin Ryan David and Chanel McDaniel, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Landmark Services of TN LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 82 of Phase IV, Coronada Town Home Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 217, Register's Office, Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to BENJAMIN RYAN DAVID, AN UNMARRIED MAN, by deed from HELMUT WELKE AND DOROTHEA WELKE, HUSBAND AND WIFE, of record in Instrument No. 20190716-0069352, dated Jul;y 8, 2019, said Register's Office.

This is X improved _____ unimproved property also known as 801 Running Deer Nashville, TN 37221.

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 6th day of July, 2021.

(SEAL)
Benjamin Ryan David

(SEAL)
Chanel McDaniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of July, 2021, before me personally appeared Benjamin Ryan David and Chanel McDaniel, 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 6th day of July, 2021.

Notary Signature
My commission expires: 6-24-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ 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 $300,000.00, 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
6th day of July, 2021.

Notary Public
My commission expires: 5/2/2022
File No. 2021-302

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON