Name and Address of New Owner:
Alex Craft
302 Wingate Avenue
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 672752 DEEDWARR
07/08/2021 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20210708-0091924

Send Tax Bills To:
Alex Craft
302 Wingate Avenue
Nashville, TN 37211

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

Map & Parcel No: 132-16-0-017

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, **Caleb Meeks and Kristina Meeks, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alex Craft, a single man, as sole owner,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 792 on the Plan of Section 13, Caldwell Hall, of record in Book 3300, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caleb Meeks and Kristina Meeks, husband and wife, from Jonathan Schultz and Leah Schultz by Warranty Deed dated February 21, 2019 and recorded March 5, 2019 in Instrument #20190305-0019969, in the Office of the Davidson County Register of Deeds.

Property more commonly known as 4729 Timberhill Drive, Nashville TN 37211.

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 2nd day of July, 2021.

_____(SEAL)
Caleb Meeks

_____(SEAL)
Kristina Meeks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2021, before me personally appeared Caleb Meeks and Kristina Meeks, 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 2nd day of July, 2021.

MICHELINE MERSING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

_____
Notary Signature
My commission expires:

My Commission Expires
April 6, 2024

AFFIDAVIT OF VALUE

STATE OF TN)
)
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 $455,000.00, 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
2nd day of July, 2021.

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

_____
Notary Public
My commission expires: 9/21/24
File No. QTN-218-2021

Being the same property conveyed to Caleb Meeks and Kristina Meeks, husband and wife, from Jonathan Schultz and Leah Schultz by Warranty Deed dated February 21, 2019 and recorded March 5, 2019 in Instrument #20190305-0019969, in the Office of the Davidson County Register of Deeds.

Being further conveyed to Alex Craft, from Caleb Meeks and Kristina Meeks, by Deed dated 07/02/2021, of record in _202107080091924_____ in the Davidson County Register of Deeds office.

Map/Parcel #: 132-16-0-017

Property 1:

This property is more commonly referred to as follows:
4729 Timberhill Drive, Nashville, TN 37211

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on July 2, 2021 (date of document).

Jennifer L. Pennell

7/2/2021

Date

State of Tennessee
County of Williamson

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

Katherine Warren

Notary's Signature

My Commission Expires: 4/3/22

Notary's Seal

