Karen Johnson Davidson County
Batch# 675235 DEEDWARR
07/12/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210712-0093348

Name and Address of New Owner:
Robert C. Mayes
6451 Clarksville Pike
Nashville, TN 37080

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: : 021 00 0 068.00

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, **Serena M. Yetter, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert C. Mayes, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being part of Lot No. 30 on the Map of the Garrett Plan of Ridge Lands, located on Clarksville Pike, and described according to a copy of a survey made April 29, 1953, by J.P. Gallaher as follows:

Beginning at an intersection of U.S. Highway 41-A and the Old Nashville and Clarksville Pike at point in the South line of Highway 41-A, and running with the middle of the Nashville and Clarksville Pike South 51 deg. East 26-14/25 poles 436.24 feet to a stake in the middle of said pike; thence North 12 deg. East 12-11/25 poles 205.26 feet to a stake in the South line of U.S. Highway 41-A; thence with the South line of said Highway, North 80 deg. West 23-3/5 poles 389.4 feet to the beginning.

Being the same property conveyed to Serena M. Yetter, single woman, by Warranty Deed from Jennifer Holt-Morris, married, of record in Instrument No. 20180730-0073706, in the Register's Office of Davidson County, Tennessee, dated July 26, 2018 and recorded on July 30, 2018.

This improved property known as 6451 Clarksville Pike, Nashville, TN 37080.

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 1st day of July, 2021.

Serena M. Yetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2021, before me personally appeared Serena M. Yetter, 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 1st day of July, 2021.

Notary Signature
My commission expires:
(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $225,000.00, 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
1st day of July, 2021.

Notary Public
My commission expires:
File No. 2021-2794

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

