Karen Johnson Davidson County
Batch# 676979 DEEDWARR
07/15/2021 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210715-0094977

Name and Address of New Owner:
Alexandra Moga, Cornelia Moga, and Emil Teodor Moga
1825A 4th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

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

Map & Parcel No: 10613013900

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, **Ethan K. Summers and Kelcee Hopkins Summers, husband and wife, as tenants by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexandra Moga, unmarried woman, Cornelia Moga and Emil Teodor Moga, husband and wife, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Sadler Place of record in Book 332, Page 31, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ethan K. Summers and Kelcee Hopkins Summers, husband and wife, as tenants by the entirety by Warranty Deed from Ethan K. Summers, a married man, joined by his wife, Kelcee Hopkins Summers dated August 7th 2018 and recorded August 21st 2018 of record in Instrument No. 20180821-0082679, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 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: 2121 Sadler Avenue, Nashville, TN 37210

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 15th day of April, 2021.

_____ (SEAL)
Ethan K. Summers

_____ (SEAL)
Kelcee Hopkins Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2021, before me personally appeared Ethan K. Summers and Kelcee Hopkins Summers, 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 15th day of April, 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 $400,000.00, 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
15th day of April, 2021.

_____
Notary Public
My commission expires: 11.8.21
File No. 21-1921

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

202107150094977

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 April 15, 2021 (date of document).

Connie Taylor
Affiant Signature

4/15/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

