Karen Johnson Davidson County
Batch# 677102 DEEDWARR
07/15/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210715-0095142

Name and Address of New Owner:
Mackenzie Wolf
2019 Stokes Lane
Nashville, TN 37215

Send Tax Bills To:
Novus Home Mortgage
20935 Swenson Drive Ste. 420
Waukesha, WI 53186

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

Map & Parcel No: 117-07-0M-046-00

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, Emily Farnhill, unmarried,** "the Grantor," has this day bargained and **sold and by these presents does hereby sell, give, transfe**r and convey unto **MacKenzie Wolf, unmarried, "the Grantee," the following described real es**tate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2019, Fairsted Park Condominiums, a Horizontal Property Regime, created under Title 66, sections 27-101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record as Instrument No. 20021121-0145225, as amended as Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the said Master Deed, said Unit being depicted on the Condominitum Site plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot number 2 on the Plan of the Resubdivision of Woman's Club of Nashville Plan of record in Book 6200, Page 383, said Register's Office.

Being the same property conveyed to Emily Farnill, unmarried, by Warranty Deed from Elizabeth Kendall Green NKA Kendall Green Schell, married, recorded on June 24, 2016, and of record in Instrument No. 20160624-0064499, Register's Office for Davidson County, Tennessee.

This is improved property known as 2019 Stokes Lane, Nashville, TN 37215

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 8th day of July, 2021.

Emily Farnhill (SEAL) 7/8/21

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Worcester

On this 8th day of July, 2021, before me personally appeared Emily Farnhill, to me known to be **the person (or persons) described in and who executed the fore**going 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 8th day of July, 2021.

Notary Signature
My commission expires:

ROBYN A. SISTI DEVINE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 07/23/2021

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 $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
(Affiant)

Sworn to and subscribed before me this
8th day of July, 2021.

Notary Public
My commission expires: 5-5-2025
File No. 2021-2926

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/14/2021 (date ~~of document~~).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL