Karen Johnson Davidson County
Batch# 680322 DEEDWARR
07/21/2021 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210721-0097607

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 181100D01100CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Sione Taufoou and Alexis Taufoou
445 Highpoint Terrace
Brentwood, Tn 37027

SEND TAX BILLS TO:
Capstar Bank
2002 Richard Jones Rd. #300A
Nashville, Tn 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **GARY A. DEVERICKS AND SHELLEY WILLIAMS DEVERICKS, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SIONE TAUFOOU AND ALEXIS TAUFOOU, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 11, on the Plan of Jackson Valley Subdivision, Section Two, as shown by plat appearing of record in Instrument No. 20071012-0121332, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Gary A. Devericks and wife, Shelley Williams Devericks, by Quitclaim Deed from Gary A. Devericks, dated May 2, 2017, appearing of record in Instrument No. 20170510-0046361, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 445 High Point Ter, Brentwood, TN, 37027.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14 day of July, 2021.

Gary A. Devericks

Shelley Devericks

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gary A. Devericks and Shelley Devericks, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14 day of July, 2021.

NOTARY PUBLIC

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

My Commission Expires: 4-19-25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $520,000.00 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 July, 2021.

NOTARY PUBLIC

My Commission Expires: 08/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 July 14, 2021.

D. Shayne Adair

July 16, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th **day of** July, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY