Name and Address of New Owner:
Christopher Andrew Hoerauf
638 Flintlock Court
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 682749 DEEDWARR
07/23/2021 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20210723-0099279

Send Tax Bills To:
New Owner

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

Map & Parcel No: 135160B11800CO

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, **Jeannie Waddey, unmarried f/k/a Jeannie E. Reed**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Andrew Hoerauf, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 118 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeannie E. Reed by Warranty Deed from Amanda Troller fka Amanda B. Short dated May 25th 2010 and recorded June 1st 2010 record in Instrument No. 20100601-0041541 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and 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: 638 Flintlock Court, Nashville, TN 37247

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 20th day of July, 2021.

Jeannie Waddey (SEAL)
Jeannie Waddey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2021, before me personally appeared Jeannie Waddey, 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 20th day of July, 2021.

Notary Signature
My commission expires: 11-8-21



AFFIDAVIT OF VALUE

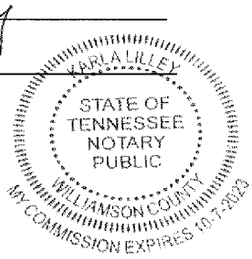
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $227,000.00, 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
20th day of July, 2021.

Notary Public
My commission expires:
File No. 21-2171



Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on July 20, 2021 (date of document).

Affiant Signature

7/20/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of July, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)