Karen Johnson Davidson County
Batch# 682788 DEEDWARR
07/23/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210723-0099326

Name and Address of New Owner:
Elliot Solomon and Carmit Solomon
7502 Yarmouth Ave.
Reseda, CA 91335

Send Tax Bills To:
Cardinal Financial Co.
P O Box 0054
Palatine, IL 60055-0054

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

Map & Parcel No: 080 08 0438.00

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, **Corey D. Jordan, an unmarried man, and Chalonda M. Church f/k/a Chalonda M. Jordan, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elliot Solomon and Carmit Solomon, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 of the plan of River Meadows, Section 2, of record in Plat Book 11700 page 21. Register's Office of said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Corey D. Jordan and Chalonda M Jordan. husband and wife by deed from Affordable Housing Resources, Inc. on March 15, 2013, of record in Instrument No. 201303200027569, in the Register's Office for Davidson County, Tennessee. Pursuant to the Final Decree of Divorce, Docket #20D854 in Davidson County, Chalonda M. Jordan shall have the use of her maiden name restored.

This is improved property known as 2812 Hydes Ferry Road, Nashville, Tennessee 37218.

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 16th day of July, 2021.

_____(SEAL)
Corey D. Jordan

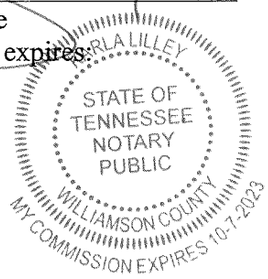
_____(SEAL)
Chalonda M. Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2021, before me personally appeared Corey D. Jordan and Chalonda M. Church, 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 July, 2021.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

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 $315,000.00, 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:
File No. 2021-2906

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

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 16th day of July, 2021.

07/16/2021

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

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

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023