Karen Johnson Davidson County
Batch# 682968 DEEDWARR
07/26/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210726-0099535

Name and Address of New Owner:
Brenda Scales
3004 Gwynnwood Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

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

Map & Parcel No: 059-08-0A-006-00

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, **Lawanda Stevens, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brenda Scales,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Second Revision for Final Plat of Park Preserve, a Cluster Lot PUD, (Phase 1A), of record as Instrument No. 20110520-0038893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LAWANDA STEVENS, by deed from HABITAT FOR HUMANITY 0F GREATER NASHVILLE, of record as Instrument No. 20120514-0041458, dated May 9, 2012, in the Register's Office for Davidson County, Tennessee. Further see Deed of Correction of record in Instrument No. 20120720-0064008, 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: 3004 Gwynnwood Drive, Nashville, TN 37207

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.

_____(SEAL)
Lawanda Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2021, before me personally appeared Lawanda Stevens, 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:

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 $250,000.00, 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: 9-7-21
File No. 21-2129

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2021

Certificate of Authenticity

I, Holly A. Mason, 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 7/20/21.

Holly A Mason
Affiant Signature

7/20/21
Date

State of TN
County of DAVIDSON

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

Angela G. Batson
Notary's Signature

(Notary Seal)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

My Commission Expires: 9-7-21