Karen Johnson Davidson County
Batch# 683542 DEEDWARR
07/26/2021 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210726-0099914

Name and Address of New Owner:
Mike LaBorg
924 Sun Valley Drive
Madison, TN 37115

Send Tax Bills To:
Mike LaBorg
PO Box 918
Greenbrier, TN 37073

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

Map & Parcel No: 033 16 0 273.00

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, **Kimberly Back Balance, Married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mike LaBorg, Married**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6, on the plan of Section 4, Primrose Acres, as shown on plat of record in Plat Book 6900, Page 700, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kimberly Back Balance, by Quitclaim Deed from Keith James Willis, of record in Instrument No. 20150806-0078400, in the Register's office of Davidson County, Tennessee, dated July 15, 2015 and recorded on August 06, 2015.

Being the same property Conveyed to Kimberly B. Willis and husband, Keith J. Willis, by Warranty Deed from Christopher D. Smith, and Shannon M. Smith, of record in Instrument No. 20050922-0113999, in the Register's office of Davidson County, Tennessee, dated August 26, 2005 and recorded on September 22, 2005. Kimberly Back Balance was formerly known as Kimberly B. Willis.

Roy Lazaro Balance is not joining in the execution of this deed due to never residing at the above described property, therefore having no interest to convey.

This is improved property known as 924 Sun Valley Drive, Madison, Tennessee 37115

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 20 day of July, 2021.

(SEAL)
Kimberly Back Balance

STATE OF Florida
COUNTY OF Palm Beach

On this 20 day of July, 2021, before me personally appeared Kimberly Back Balance, 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 this 20 day of July, 2021.

Notary Signature
My commission expires: 09/03/2023

Notary Public State of Florida
Fortuno Jeanfort
My Commission GG 351348
Expires 09/03/2023

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 $275,000.00, 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
21st day of July, 2021.

Notary Public
My commission expires: 6/26/2024
File No. 2021-3116

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

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)