39B

Name and Address of New Owner:
Christopher Rannefors
1705 Eastside Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owner

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

Map & Parcel No: 09402005900

Karen Johnson Davidson County
Batch# 684421 DEEDWARR
07/27/2021 10:50:47 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20210727-0100632

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, **Ryan Hillary and Jamie Lee Hillary, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Rannefors and Rachel Linkous Rannefors, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 127, United Electric Railway, of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ryan Hillary and Jamie Lee Hillary, husband and wife by Warranty Deed from Sirva Relocation Credit, LLC, a Limited Liability Company dated January 9th 2015 and recorded January 13th 2015 record in Instrument No. 20150113-0003562 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: 1705 Eastside Avenue, Nashville, TN 37206

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 23rd day of July, 2021.

_____(SEAL)
Ryan Hillary

_____(SEAL)
Jamie Lee Hillary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me personally appeared Ryan Hillary and Jamie Lee Hillary, 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 23rd day of July, 2021.

_____
Notary Signature
My commission expires: 05/02/2022

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $775,000.00, 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
23rd day of July, 2021.

_____
Notary Public
My commission expires: 7/9/22
File No. 21-2192

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022