Name and Address of New Owner:
Cody Thomas Atterbury and Paige Hill
331 53rd Avenue North
Nashville, TN 37209

Send Tax Bills To:
Cody Thomas Atterbury and Paige Hill

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

Map & Parcel No: 91 15 41.00

Karen Johnson Davidson County
Batch# 685138 DEEDWARR
07/28/2021 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20210728-0101498

WARRANTY DEED

This document effective July 27, 2021

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, **Jane McNamara and James H. Kasper**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cody Thomas Atterbury & Paige Kathryn Hill, Tenants In Common**, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF FINAL SUBDIVISION PLAN RE-SUBDIVISION OF H.C. TINNELL SUB AND HAZEL ALLEN PROPERTY OF REDCORD IN PLAT BOOK 7900, PAGE 850, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JANE MCNAMARA AND JAMES H. KASPER BY AFFIDAVIT OF HEIRSHIP FROM KIRSTEN MARIE KASPER, DECEASED, RECORDED ON JUNE 16, 2021, OF RECORD IN INSTRUMENT NO. 202106160081435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO KIRSTEN KASPER, A SINGLE WOMAN, BY WARRANTY DEED FROM EKA T. DARVILL AND KIM BARNABAS, HUSBAND AND WIFE, RECORDED ON JUNE 15, 2020, OF RECORD IN INSTRUMENT NO. 202006150060838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO EKA T. DARVILL AND KIM BARNABAS, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM EKA. T DARVILL, RECORDED ON DECEMBER 9, 2019, OF RECORD IN INSTRUMENT NO. 201912090126565, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO EKA T. DARVILL, A MARRIED MAN, BY WARRANTY DEED FROM BRADLEY BOWDEN AND WIFE, ALANA ROCKLIN BOWDEN, RECORDED ON DECEMBER 3, 2019, OF RECORD IN INSTRUMENT NO. 20191203-0124521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY BOWDEN AND WIFE, ALANA ROCKLIN BOWDEN, BY WARRANTY DEED FROM RICHARD P. GARRETT AND WIFE, JILL C. GARRETT, FROMERLY KNOWN AS F. JILL CORBIN, RECORDED ON MAY 22, 2007, OF RECORD IN INSTRUMENT NO. 20070522-0061166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 331 53RD. AVE. N., NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

Jane McNamara (SEAL)
Jane McNamara

James H. Kasper (SEAL)
James H. Kasper

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Cuyahoga

On this 20th day of July, 2021, before me personally appeared Jane McNamara and James H. Kasper, 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:

NOTARIAL SEAL STATE OF OHIO
BRENDAN P BRANNIGAN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
08-05-2025

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Cuyahoga

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 $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jane M McNamara
(Affiant)

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

Notary Public
My commission expires: 08/05/2025
File No. 2021-3027

NOTARIAL SEAL STATE OF OHIO
BRENDAN P BRANNIGAN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
08-05-2025

Tennessee Certification of Electronic Document

I, John A Bell, Jr., 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 July 20 2021 (date of document).

Regina Sullo
Affiant Signature

July 27, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27 day of July, 2021.

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025