Name and Address of New Owner:
Nicole Denise Fields
3405 Old Anderson Road
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 689040 DEEDWARR
08/02/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20210802-0103765

Send Tax Bills To:
FirstBank
722 Columbia Ave
Franklin, TN 37064

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 136-15-0A-056-00

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, **Deanna Lee Sonnenburg, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicole Denise Fields, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Phase 2, Final Plat, Watercress Townhomes, as shown on plat of record in Plat Book 11190, page 81, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Deanna L. Sonnenberg, by deed dated July 8, 2011, and recorded July 11, 2011, from Laura H. Parrigin, unmarried, of record in Instrument Number 20110711-0052810, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3405 Old Anderson Road, Nashville, TN 37013.

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 29th day of July, 2021.

Deanna Lee Sonnenburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2021, before me personally appeared Deanna Lee Sonnenburg, 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 29th day of July, 2021.

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Signature
My commission expires: 2/19/2024

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 $233,000.00, 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
30th day of July, 2021.

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires: 9/19/22
File No. 2021-841

Tennessee Certification of Electronic Document

I, Melanie Harper, 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 7/29/21 (date of document).

Affiant Signature

8/2/21
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8/19/23

NOTARY'S SEAL

