Name and Address of New Owner:
Kyle Kerrigan and Elyssa Kerrigan
7608 Staffordshire Drive
Nashville, TN 37221

Send Tax Bills To:
GUARANTEED RATE, INC.
3940 N. RAVENSWOOD
CHICAGO, IL 60613

Karen Johnson Davidson County
Batch# 691305 DEEDWARR
08/05/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210805-0105354

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

Map & Parcel No: 141-15-0D-042-00

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, **Richard Daniels and Kylynn Daniels, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kyle Kerrigan and Elyssa Kerrigan,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, and being Lot No. 42 on the Plan of Final P.U.D. (Planned Unit Development) Plan of Resubdivision of Lots 12 thru 16, 42 & 43, Phase I, "Sheffield" on The Harpeth of record in Plat Book 6900, Page 182, 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 Richard Daniels and Kylynn Daniels, husband and wife, by deed dated September 28, 2016, and recorded September 30, 2016, from Richard J. Connor, Jr. and Kerry D. Connor, husband and wife, of record in Instrument Number 20160930-0103273, Register's Office for Davidson County, Tennessee.

This is improved property also known as 7608 Staffordshire Drive, Nashville, TN 37221.

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 29th day of July, 2021.

Richard Daniels (SEAL)
Richard Daniels

Kylynn Daniels (SEAL)
Kylynn Daniels

STATE OF Virginia
COUNTY OF Loudoun

On this 29th day of July, 2021, before me personally appeared Richard Daniels and Kylynn Daniels, 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.

Emily Annette Ott
Notary Signature
My commission expires: 11/30/2023
Notarized online using audio-video communication

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

EMILY ANNETTE OTT
REGISTRATION NUMBER
7826268
COMMISSION EXPIRES
NOVEMBER 30, 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 $500,000.00, 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
2nd day of August, 2021.

Notary Public
My commission expires: 11.20.23
File No. 2021-835

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 7-29-2021.

Affiant
Date: August 4, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY