Karen Johnson Davidson County
Batch# 691897 DEEDWARR
08/06/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210806-0106195

Name and Address of New Owner:
Malcolm Smith, Jr.
2309 Willesden Green Court
Nashville, TN 37076

Send Tax Bills To:
NEW OWNER

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

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-#313112-RL

Map & Parcel No: 086 08 0A 064.00

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, **Singudasu Nikhil and Maria G. Contreras, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Malcolm Smith, Jr., a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 439 on the Plan of Phase III-A, Camden Woods, as of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Singudasu Nikhil and Maria G. Contreras, husband and wife, by Warranty Deed from Joshua L. Howard and MacKenzie Howard also known as Mackenzie Howard, husband and wife, of record in Instrument No. 20161103-0116254, in the Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 03, 2016.

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 3rd day of August, 2021.

_____(SEAL)
Singudasu Nikhil

_____(SEAL)
Maria G. Contreras

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2021, before me personally appeared Singudasu Nikhil and Maria G. Contreras, 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 3rd day of August, 2021.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $380,000.00, 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 3rd day of August, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-3113

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am 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 Aug 3, 2021.

Katherine B. Smith
Affiant Signature

8/3/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Aug 3, 2021.

Ronetta Lambrecht
Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

