Karen Johnson Davidson County
Batch# 696460 DEEDWARR
08/12/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $625.67
20210812-0109113

Name and Address of New Owner:
Beshoy Estafanos
709 Holder Drive
Nashville, TN 37217

Send Tax Bills To:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

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

Map & Parcel No: 13614015300

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, **Ainsley Ruth McLaughlin, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Beshoy Estafanos, single man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 70-A on the Plan of Zone Lot Division-Lots 67-70, Harbor Gate, Section one of record in Plat Book 6200, Page 331, amending Plat Book 5200, Page 712, 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 Ainsley Ruth McLaughlin, married, by Quitclaim Deed from Richard Jeffery and wife, Anita Jeffery, recorded on April 10, 2017, of record in Instrument No. 20170410-0034683, Register's Office for Davidson County, TN.

Winston McLaughlin hereby joins in to convey any rights he has, marital or otherwise.

This is improved property known as 709 Holder Dr., Nashville, TN 37217.

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 11th day of August, 2021.

Winston McLaughlin by John A. Bell, Jr., Attorney-In-Fact (SEAL)

Ainsley Ruth McLaughlin by John A. Bell, Jr., Attorney-In-Fact (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for Winston McLaughlin and Ainsley Ruth McLaughlin the within named bargainors, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the names of Winston McLaughlin and Ainsley Ruth McLaughlin by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2021.

NOTARY PUBLIC

My Commission Expires:
11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $ 109,110.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Sworn to and subscribed before me this
11th day of August, 2021.

Notary Public
My commission expires: 11-8-22
File No. 2021-3149

Certification of Recorded Documents

I, Laura Hamann, 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 August 11, 2021.

(AFFIANT) – Laura Hamann

08/11/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 11th day of August, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY