Name and Address of New Owner:
Stacey Lynn Frisbee
227 Pepper Ridge Circle
Nashville, TN 37013

Send Tax Bills To:
CrossCountry Mortgage, LLC
6850 Miller Rd
Brecksville, OH 44141

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

Karen Johnson Davidson County
Batch# 698351 **DEEDWARR**
08/16/2021 12:59:23 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210816-0110370

Map & Parcel No: 149 05 0A 227.00

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, **John Wade Givens and Anglea N. Givens, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stacey Lynn Frisbee, a single woman,**"the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 227, on the Plan of Phase Six, Pepper Ridge Condominiums, of record in Plat Book 8250, Page 239 and Annexation in Book 9155, Page 806, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Wade Givens and Angela N. Givens, husband and wife, by Warranty Deed from Debbie Kaye Shaver Kilpatrick, also known as Debbie Kaye Kilpatrick, of record in Instrument No. 20170331-0031739, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on March 31, 2017.

This improved property known as 227 Pepper Ridge Circle, 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 12th day of August, 2021.

John Wade Givens (SEAL)
John Wade Givens

Anglea N. Givens (SEAL)
Anglea N. Givens

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WMS Putnam

On this 12th day of August, 2021, before me personally appeared John Wade Givens and Anglea N. Givens, 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 12th day of August, 2021.

Kellie A Salley
Notary Signature
My commission expires: My Commission Expires April 30, 2025

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ KS Putnam)

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 $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Wade Thomas
(Affiant)

Sworn to and subscribed before me this
12th day of August, 2021.

Kellie A Salley
Notary Public
My commission expires: My Commission Expires ~~April 30, 2025~~
File No. 2021-3108

KELLIE A SALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DE KALB COUNTY