Karen Johnson Davidson County
Batch# 699580 DEEDWARR
08/18/2021 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20210818-0111460

Name and Address of New Owner:
Matthew Graves
1211 Stainback Avenue
Nashville, Tennessee 37207

Send Tax Bills To:
Guaranteed Rate, Inc.
4410 N. Ravenswood Ave.
Chicago, IL 60640

This Instrument Prepared By:
J Carlton Drumwright
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 071-15-0-452.00

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, **Dustin Lee Walker, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Graves, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly 37-1/2 feet of Lot No. 45 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Said part of Lot number 45 fronts 37-1/2 feet on the Easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Dustin Lee Walker, single man by Warranty deed from Amrollah Sharifi, a married person, and Naim Sharifi, a single person of record in Instrument No. 20191004-0101749 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on October 04, 2019.

This is improved property also known as 1211 Stainback Avenue, Nashville, Tennessee 37207.

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 6th day of August, 2021.

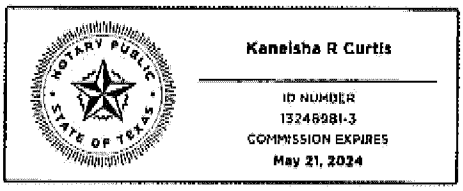
Dustin Lee Walker (SEAL)
Dustin Lee Walker

STATE OF Texas
COUNTY OF ~~Dallas~~

On this 6th day of August, 2021, before me personally appeared Dustin Lee Walker, 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 6th day of August, 2021.

Notary Signature
My commission expires: 05/21/2024
Notarized online using audio-video communication



AFFIDAVIT OF VALUE

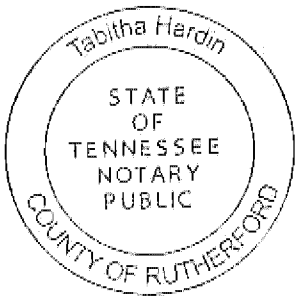
STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

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 $430,000.00, 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
6th day of August, 2021.

Notary Public
My commission expires: 2/19/2024
File No. 2021-4119



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 6, 2021.

J. Carlton Drumwright

August 6, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 6, 2021.

Notary

My Commission Expires: 12/18/22

