Name and Address of New Owner:
Justin Keaney
3128 Crosswood Drive
Nashville, TN 37214

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13082-DR

Send Tax Bills To:
BETTER MORTGAGE
2704 ALT 19 NORTH
PALM HARBOR, FLORIDA 34683

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 700532 DEEDWARR
08/18/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20210818-0112034

Map & Parcel No: 096-11-0-010

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, **Jake Sogga, unmarried** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justin Keaney, a Single Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 527 on the plan of Cloverhill, Section No. 8, of record in Book 2331, pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Noble Properties from Robert S. Coleman, Jr., in his capacity as Successor Trustee, by Successor Trustee's Deed dated October 26, 2015 and recorded October 26, 2015 in Instrument #20151026-0108703, said Register's Office.

Being the same property conveyed to Jake Sogga from Noble Properties, Inc. by Quitclaim Deed dated January 11, 2016 and recorded January 12, 2016 in Instrument #20160112-0003023, said Register's Office.

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 17th day of August, 2021.

Jake Sogga (SEAL)

Jake Sogga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of August, 2021, before me personally appeared Jake Sogga, 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 17th day of August, 2021.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

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 $286,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dusty Fischer
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of August, 2021.

Notary Signature
My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Rozalind Ruth, 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 8/17/2021.

Affiant Signature

8/18/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

