Name and Address of New Owner:
Ryan Wells
7106 Quito Ct,
Camarillo, CA 93012-9074
Send Tax Bills To:
Rocket Mtg., Inc.
1050 Woodward Ave, Detroit, MI 48226
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 705375 DEEDWARR
08/26/2021 10:59:29 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20210826-0115331

Map & Parcel No: 120-05-0-200.00

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, **James W. Baley, Jr., unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Wells, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the Plan of Zone Lot Division Parcel 200, Walter B. McDade, of record in Plat Book 6250, Page 966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to James W. Baley by Warranty Deed from William R. Gaw and wife, Linda D. Gaw, of record in Instrument No. 20060316-0030130, Register's Office for Davidson County, Tennessee, dated March 15, 2006 and recorded on March 16, 2006.

The said James W. Bailey having since died, and by his Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, under Probate Docket Number 11P228, and of record as Instrument Number 20111014-0080201, Register's Office for Davidson County, Tennessee, devised all of his real property to his son, James W. Baley, Jr.

Being also known as 770 Winthorne Drive, Nashville, TN 37217

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 20th day of August, 2021.

James W. Baley (SEAL)
James W. Baley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James W. Baley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2021.

Sandy Balent
Notary Public
My commission expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Danny L Petts
(Affiant)

Sworn to and subscribed before me this
20th day of August, 2021.

Notary Public
My commission expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

File No. 2021-1692