Name and Address of New Owner:
Levirina Krempl and Stephen Krempl
5204 Almadale Circle
Brentwood, TN 37027

Send Tax Bills To:
Levirina Krempl and Stephen Krempl
5204 Almadale Circle
Brentwood, TN 37027

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

Map & Parcel No: 171-04-0A-032-00

Karen Johnson Davidson County
Batch# 709703 DEEDWARR
09/03/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,301.40
20210903-0118729

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, **Elvira Suarez, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Levirina Krempl and Stephen Krempl, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 as shown on the map of Section 1, Brownstone, of record in Book 9700, pages 496 and 497, 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 Peter Nsp Suarez from Dora Godberson, Trustee of the Lucila Suarez Revocable Trust, by Quit Claim Deed dated January 23, 2018 and recorded January 25, 2018 in Instrument #20180125-0008032, said Register's Office. Further conveyed to Elvira Suarez by Final Case Order dated August 20, 2021 and recorded August 20, 2021 as Case Number 18-1180-II. Davidson County Chancery Court.

Being the same property conveyed to Dora Godberson, Trustee for the Lucila Suarez Revocable Trust, from Lucila Suarez, by Quitclaim Deed dated August 13, 2015 and recorded August 17, 2015 in Instrument #20150817-0082452, said Register's Office.

Being the same property conveyed to Elvira Suarez, an unmarried woman, and Lucila Suarez, an unmarried woman, from Timothy F. Wait and wife, Jodie J. Wait, by Warranty Deed dated December 2, 2010 and recorded December 6, 2010 in Instrument #20101206-0096927, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 27th day of August, 2021.

Elvira Suarez (SEAL)
Elvira Suarez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of August, 2021, before me personally appeared Elvira Suarez, 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 27th day of August, 2021.

Katherine Warren
Notary Signature
My commission expires:

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD EXP. 4-13-2022

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 $622,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of August, 2021.

Katherine Warren
Notary Signature
My commission expires:

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD EXP. 4-13-2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/27/21 (date of document).

Jennifer L. Pennell

8/27/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

