Name and Address of New Owner:
Nickolas Wheeler
920 West Eastland Avenue
Nashville, TN 37206

Send Tax Bills To:
Nickolas Wheeler
SAME

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

Map & Parcel No: 08208013000

Karen Johnson Davidson County
Batch# 711087 DEEDWARR
09/07/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20210907-0119770

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, **Paul Martin**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nickolas Wheeler,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 IN THE JAMES R. LOVE'S SUBDIVISION OF THE MASSENGALE TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 547, PAGE 4, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO PAUL MARTIN BY WARRANTY DEED FROM SAMUEL KPANA-QUAMOH, RECORDED ON MARCH 30, 2017, OF RECORD IN INSTRUMENT NO. 20170330-0030925, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 920 WEST EASTLAND AVE., NASHVILLE, TN 37206.

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 27th day of August, 2021.

_____(SEAL)
Paul Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2021, before me personally appeared Paul Martin, 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.

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

_____
Notary Signature
My commission expires:

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 $880,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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

_____
Notary Public
My commission expires:_____
File No. 2021-3295

Tennessee Certification of Electronic Document

I, John A. Bell Jr, 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 27, 2021 (date of document).

Affiant Signature

September 2, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL