THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-07-50
Parcel ID: 130 04 0 100.00

Karen Johnson Davidson County
Batch# 711318 DEEDWARR
09/08/2021 10:28:53 AM 2 pgs
Fees: $13.00 Taxes: $8,177.00
20210908-0120109

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jonas De Souza and Malisa Lester 4240 Wallace Lane Nashville, TN 37215	US Bank N.A. P.O. Box 20005 Owensboro, KY 423004-0005	Map/Parcel 130 04 0 100.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Justin Prince and Rachel Brooke Prince, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jonas De Souza and Malisa Lester, husband and wife**, ("Grantee"), all of their right, title and interest in and to that certain real property known as 4240 Wallace Lane, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Lot 32 on the Plan of Sneed Estates 34th Council District, Nashville, Davidson County, Tennessee, July 12, 2013 and of record in Instrument No. 20140421-0032951, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Justin Prince and Rachel Brooke Prince Also known as Rachel Prince, husband and wife, by Warranty Deed from Vintage South, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20160204-0011024, in the Register's Office of Davidson County, Tennessee, dated February 03, 2016 and recorded on February 04, 2016.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20140421-0032951, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

GRANTOR DOES COVENANT with Grantee that he/she/they/it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or

thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind he/she/they/it to warrant and forever defend the title to said land to said Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 25th day of August, 2021.

Justin Prince

Rachel Brooke Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2021, before me personally appeared Justin Prince and Rachel Brooke Prince, 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 25th day of August, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

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 pursuant to 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 2,210,000.00, 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 25 day of August, 2021.

Notary Public
My commission expires: 05-05-25

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY