Name and Address of New Owner:
Sara Jane Kerstetter and Ned Kerstetter
2676 Avery Park Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 720225 DEEDWARR
09/20/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20210920-0126176

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 173-09-0A-773.00-CO

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, **Megan D. Adams, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sara-Jane Elizabeth Kerstetter, a Single Woman, And Ned Kerstetter, a Married Man, Jointtenancywith Right of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 656 on the Plan of Final Plat of Section Two of Phase Eight, Lenox Village, Urban Design Overlay, of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Megan D. Adams, an unmarried woman, by Warranty Deed from Steven Lassiter, a/k/a Steven C. Lassiter, a married man, of record in Instrument No. 20190110-0002835 Register's Office for Davidson County, Tennessee, dated January 09, 2019 and recorded on January 10, 2019. (Value of consideration shown in aforementioned deed $225,000.00.)

Being also known as 2676 Avery Park Drive, Nashville, Tennessee 37211.

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 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 31st day of August, 2021.

Megan D. Adams (SEAL)
Megan D. Adams

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DENTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Megan D. Adams, 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 31st day of August, 2021.

LOUISE SIZE
Notary ID #132581268
My Commission Expires
July 22, 2024

Notary Public
My commission expires: 07/22/2024

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 $312,000.00, 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
31st day of August, 2021.

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6/14/25

File No. 2021-1804

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/31/21.

Affiant Signature

9/7/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY