Name and Address of New Owner:
Michelle Lynn Douglas and Malcolm Davis, Jr.
4368 Summertime Drive
Nashville, TN 37207

Send Tax Bills To:
Austin Capital Bank SSB
8100 Shoal Creek Blvd
Austin, TX 78757

Karen Johnson Davidson County
Batch# 723197 DEEDWARR
09/24/2021 10:29:54 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20210924-0128480

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

Map & Parcel No: 032 13 0 107.00

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, **Quiana Gordon, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michelle Lynn Douglas, a single woman and Malcolm Davis, Jr., single man, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 100, as shown on the map entitled Section 7, Timbertrail, of record in Plat Book 6900, Page(s) 664, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Quiana Gordon, unmarried, by Warranty Deed from Reginald L. Neal, married and Melvin L. Neal, married, of record in Instrument No. 20040813-0098109, in the Register's Office of Davidson County, Tennessee, dated August 5, 2004 and recorded on August 13, 2004.

Brandon Rucker joins in the execution of this deed to covney any interest he might have in the above described property, particularly any marital interest.

This is improved property known as 4368 Summertime Drive, Nashville, Tennessee 37207

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 17th day of September, 2021.

Quiana Gordon (SEAL)
Quiana Gordon

Brandon Rucker (SEAL)
Brandon Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of September, 2021, before me personally appeared Quiana Gordon, 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 this 23 day of September, 2021.

Notary Signature
My commission expires: 6.21.25

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ZACHARY HAYS LILLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ZHL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of September, 2021, before me personally appeared Brandon Rucker, 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 this 16 day of September, 2021.

Notary Signature
My commission expires: 9-23-24

ZACHARY HAYS LILLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 $290,000.00, 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 23rd day of September, 2021.

Notary Public
My commission expires: 05-02-22
File No. 2021-3274

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON