WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13987-AP

Karen Johnson Davidson County
Batch# 728021 DEEDWARR
09/30/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210930-0131698

Name and Address of New Owner:
Jacob Thompson
134 Shiaway Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 149020F01800CO

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, **Michelle Marable f/k/a Michelle Gautam, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Thompson, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 18 on the Plan of Raven's Retreat formerly Vale Ridge Townhomes as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049559, together with all interest appurtenant to said unit as described therein.

Being the same property conveyed to Michelle Gautam, unmarried by Warranty Deed from J2K Builders, LLC, a Tennessee limited liability company dated December 1st 2014 and recorded December 3rd 2014 of record in Instrument No. 20141203-0110759 in said Register's Office for Rutherford County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 134 Shiaway Court, Nashville, TN 37217

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 September, 2021.

Michelle Marable (SEAL)
Michelle Marable

STATE OF Colorado
COUNTY OF El Paso

On this 27th day of September, 2021, before me personally appeared Michelle Marable, 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 September, 2021.

Notary Signature
My commission expires: 05/10/2025

SHANNON C PETERSON
Notary Public
State of Colorado
Notary ID # 20214018369
My Commission Expires 05-10-2025

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 $280,000.00, 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~~ Colorado
COUNTY ~~OF DAVIDSON~~ El Paso

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

Notary Signature
My commission expires: 05/10/2025

SHANNON C PETERSON
Notary Public
State of Colorado
Notary ID # 20214018369
My Commission Expires 05-10-2025

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 September 27 2021.

Kirsten Virden
Affiant Signature

9/27/2021
Date

State of Tennessee

County of Davidson

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

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/7/2024