Name and Address of New Owner:
Alene Culver and Brittany Culver
6452 Thunderbird Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

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

Map & Parcel No: 10204002200

Karen Johnson Davidson County
Batch# 728994 DEEDWARR
10/01/2021 02:50:26 PM 2 pgs
Fees: $13.00 Taxes: $1,698.30
20211001-0132548

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, **Issac Tanksley, III and Lisa Tanksley, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alene Culver, single and Brittany Culver, single, 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 No. 1109 on the Map of Charlotte Park, Section 13, of record in Plat Book 2900, Pages 142 and 143, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Issac Tanksley, III and Lisa Tanksley husband and wife by Quitclaim Deed from Issac Tanksley, III, dated September 1, 2017, of record in Instrument No. 20170911-0092896, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and 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.

This is improved property known as 6452 Thunderbird Drive, Nashville, TN 37209

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-EVF-216452

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of September, 2021.

_____ (SEAL)
Issac Tanksley, III

_____ (SEAL)
Lisa Tanksley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2021, before me personally appeared Issac Tanksley, III and Lisa Tanksley, 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 28th day of September, 2021.

_____
Notary Signature
My commission expires: 11.8.21

GREGORY FAIRBANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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 **$459,000.00**, 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
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of September, 2021.

_____
Notary Signature
My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024