Name and Address of New Owner:
Paul Martin
1306 Norvel Avenue
Nashville, TN 37216

Send Tax Bills To:
Paul Martin
1011 15th Ave S.
Nashville, TN 37212
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 06115025200

Karen Johnson Davidson County
Batch# 732054 DEEDWARR
10/08/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211008-0135742

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, **Angelique R. Greathouse and Joseph Wesley Greathouse, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul Martin,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 61 in M. N. Young's Inglewood Annex, a resubdivision of Lots 1, 2, 3, and 4 of Williams 31 Acre Tract, a plan of which is of record in Book 547, page 197, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 50 feet, 2 inches, on the southerly side of Norvel Avenue and runs back 131 feet, 9 inches, on its westerly line to a deadline, and 129 feet, 8 inches, on its easterly line to said deadline, and measures 50 feet, 1 inch, thereon.

Being the same property conveyed to Angelique R. Greathouse and Joseph Wesley Greathouse by Warranty Deed from Inez Milby, recorded on August 14, 2013, of record in Instrument No. 20030814-0117503, Register's Office for Davidson County, TN.

This is improved property known as 1306 Norvel Ave., Nashville, TN 37216.

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 6th day of October, 2021.

(SEAL)
Joseph Wesley Greathouse

(SEAL)
Angelique R. Greathouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2021, before me personally appeared Joseph Wesley Greathouse and Angelique R Greathouse, 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 6th day of October, 2021.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3-8-22

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 $300,000.00, 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
6th day of October, 2021.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 3-8-22
File No. 2021-3561

Tennessee Certification of Electronic Document

I, John A. Bell Jr., 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 true and exact copy of the original document executed and authenticated according to law on OCT 6, 2021 (date of document).

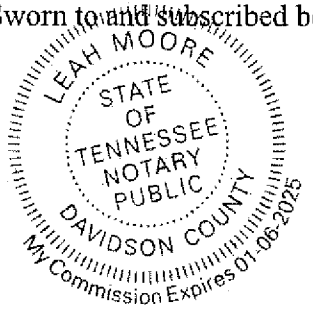
Affiant Signature

OCT 6, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6 day of OCT, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL