Name and Address of New Owner:
Gerald Jules Antoine, Jr.
8708 Gauphin Place
Nashville, TN 37211

Send Tax Bills To:
Loan Depot
26642 Towne Centre Drive
Foothill Ranch, CA 92610

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 173-09-0A-508-00-CO

Karen Johnson Davidson County
Batch# 738024 DEEDWARR
10/18/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211018-0139273

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, **Nattiiya Teppaitoon and Ryan Riojas, married to each other**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gerald Jules Antoine, Jr., an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 406 on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, 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 Nattiiya Teppaitoon and Ryan Riojas, married to each other, by Warranty Deed from Bryan Irvine, unmarried, of record in Instrument No. 20171019-0107120 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on October 19, 2017. (Value of consideration shown in aforementioned deed $228,000.00.)

Being also known as 8708 Gauphin Place, 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 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 13th day of October, 2021.

_____(SEAL)
Nattiya Teppaitoon

_____(SEAL)
Ryan Riojas

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nattiya Teppaitoon and Ryan Riojas, 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 13th day of October, 2021.

CALLIE LECOMPTE TENNESSEE NOTARY PUBLIC My Comm Exp 09.24.2023 COUNTY OF HAMILTON

_____
Notary Public
My commission expires: 9.24.2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ HAMILTON)

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
13th day of October, 2021.

CALLIE LECOMPTE TENNESSEE NOTARY PUBLIC My Comm Exp. 09.24.2023 COUNTY OF HAMILTON

_____
Notary Public
My commission expires: 9.24.2023

File No. GNT-21-1867

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-14-21.

Affiant Signature

10-14-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of October, 2021.

Notary Signature

My Commission Expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY