Name and Address of New Owner:
Matthew Lee Michel
1114 Woodbury Falls Court
Nashville, TN 37221

Send Tax Bills To:
newowner

Karen Johnson Davidson County
Batch# 738864 DEEDWARR
10/18/2021 03:21:05 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20211018-0139824

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 128-12-0C-012.00-CO

# 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, **Terry Suzanne DuVall, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Lee Michel, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1114 on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat Recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050216-0017693, and amended by Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Terry Suzanne DuVall, an unmarried woman, by Special Warranty Deed from Marquis Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20100329-0023026 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on March 29, 2010. (Value of consideration shown in aforementioned deed $159,500.00.)

Being also known as 1114 Woodbury Falls Court, Nashville, Tennessee 37221.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ BMR 21-1114

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 14th day of October, 2021.

Terry Suzanne DuVall (SEAL)
Terry Suzanne DuVall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terry Suzanne DuVall, 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 14th day of October, 2021.

Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

**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.

Terry Suzanne DuVall
(Affiant)

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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

Notary Public
My commission expires:_____

File No. ST-21-280