Karen Johnson Davidson County
Batch# 745536 DEEDWARR
10/28/2021 11:03:30 AM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20211028-0144838

Name and Address of New Owner:
John A. Shoaf, IV and Julia Ann Hanks
418 N. 6th Street
Nashville, TN 37206

Send Tax Bills To:
John A. Shoaf, IV and Julia Ann Hanks
418 N. 6th Street
Nashville, TN 37206

This Instrument Prepared By:
Shane Callahan
Blueprint Title TN
150 4th Avenue North
20th Floor
Nashville, TN 37219

Map & Parcel No: 083-06-0-317

# 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, **John Bennett Fuqua, Jr. and Michelle A. Fuqua, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John A. Shoaf, IV and Julia Ann Hanks, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly part of Lot No. 1 on the Map of the Survey of the J.J. Tamble Tract of record in Book 421, page 29 , Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 83.4 feet on the westerly side of North 16th Street and runs back between lines 207.9 feet to an alley and measures 83.2 feet.

BEING Lot No. 2 on the Map of the Survey of the J.J. Tamble Tract as of record in Book 421, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

LESS AND EXCEPT:

Land in Davidson County, Tennessee being Lot 2, on the Resubdivision of a portion of Lot 1 and Lot 2 of the J. J. Tamble Tract as of record in Instrument No. 20170731-0077370, Register's Office for Davidson County, Tennessee, to which plan reference is

hereby made for a more complete description thereof.

Being the same property conveyed to John Bennett Fuqua, Jr. and wife, Michelle A. Fuqua by Deed dated January 22, 1999 from Carter Bolling, unmarried, recorded January 27, 1999, in Book 11313, Page 292, in the Official Records of Davidson County, Tennessee.

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.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded 11313, Page 292 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of September, 2021.

_____(SEAL)
John Bennett Fuqua, Jr.

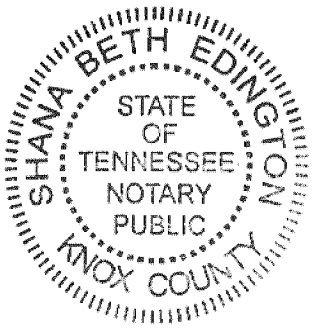
_____(SEAL)
Michelle A. Fuqua

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

On this 20th day of September, 2021, before me personally appeared John Bennett Fuqua, Jr. and Michelle A. Fuqua, 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 20th day of September, 2021.

Notary Signature
My commission expires: 7/26/2023



## AFFIDAVIT OF VALUE

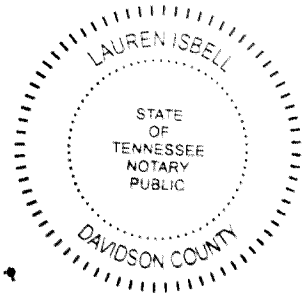
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $850,000.00, 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 20th day of September, 2021.

Notary Signature
My commission expires: 05/05, 2025



Property Address: 418 North 16th Street, Nashville, TN 37206

# Certificate of Authenticity

I, Steve Berneman, do hereby make an 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 20, 2021.

Steve Berneman

Date: 20th day of September, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 20th day of September, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2021-6758-TN