Karen Johnson Davidson County
Batch# 746226 DEEDWARR
10/28/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20211028-0145093

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Hillary M. Bevels & Evan P. Winsor 221 Haynes Park Nashville TN 37218	New Owner	058-16-0-061

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, **615 REI LLC, a New Mexico Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hillary M. Bevels, an unmarried woman and Evan P. Winsor, an unmarried man, as joint tenants with right of survivorship** "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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Haynes Park Subdivision, Section 3, as of record in book 4460, page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erica Kesse, a single woman, by deed dated August 29, 2014, and recorded September 19, 2014, from Donald B. Bryant, Sr. and wife, Dorothy E. Bryant, of record in Instrument Number 20140919-0086043 and being the same property conveyed to 615 REI LLC, a New Mexico Limited Liability Company, by deed dated January 14, 2021, and recorded January 14, 2021, from Erica Nicole Kesse, an unmarried person, of record in Instrument Number 20210114-0006778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All conditions, covenants, restrictions, easements & planning documents of record not stated herein; (2) Real property taxes for 2021, a lien now due & payable, & (3) Real property taxes for all subsequent years, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Property Address: 221 Haynes Park Drive Nashville, TN 37218

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18 day of October, 2021.

615 REI LLC, a New Mexico Limited Liability Company

By: _____ (SEAL)
Michael R. Brady, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Claire H Jenkins of the state and county mentioned, personally appeared Michael R. Brady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of 615 REI LLC, the within named bargainor, a Limited Liability Company, and that such Michael R. Brady as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, this 18 day of October, 2021.

Claire H Jenkins
Notary Signature

Printed Name: Claire H Jenkins

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

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 $355,000.00, 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 24 day of October, 2021.

Notary Public
My commission expires: 10/23/2023
File No. 2021-731

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **HADLEY ROPER ,** do hereby make 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 Oct. 27, 2021.

Affiant Signature

10/27/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10/27/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

