Name and Address of New Owner:
Dennis Kurttila and Jamie McKeel
8173 Settlers Way
Nashville, TN 370221

Send Tax Bills To:
8173 Settlers Way
Nashville, TN, 37221

Karen Johnson Davidson County
Batch# 747535 DEEDWARR
11/02/2021 09:37:52 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20211102-0146410

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 126-15-0A-169.00-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, **Lydia Catherine Landers and Jaxson William Fay, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dennis Kurttila and wife, Jamie McKeel,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section 3, Boone Trace at Biltmore, of record in Book 9700, pages 758 and 759, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lydia Catherine Landers and Jaxson William Fay, wife and husband, from Brandon D. Styll and Jennifer L. Styll, husband and wife, by Warranty Deed dated October 15, 2019 and recorded October 16, 2019 in Instrument #20191016-0105954, said Register's Office.

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 1st day of November, 2021.

Lydia Catherine Landers (SEAL)

Jaxson William Fay (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of November, 2021, before me personally appeared Lydia Catherine Landers and Jaxson William Fay, 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 1st day of November, 2021.

Notary Signature
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

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 $475,000.00, 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 WILLIAMSON

Sworn to and subscribed before me this 1st day of November, 2021.

Notary Signature
My commission expires:

STACY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-23-2023