Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1029 Westgate Circle, Suite 150
Brentwood, TN 37027

(1)

Name and Address of New Owner:
Gavin D Hodges and Cassidy B.E. Savoie
4036 Hallborough Way
Hermitage, TN 37076

Send Tax Bills To:

5017 Falling Water Road
Nolensville, TN 37135

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

Map & Parcel No: 98/05/0A/152.00

Karen Johnson Davidson County
Batch# 747579 DEEDWARR
11/02/2021 10:33:01 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20211102-0146464

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, **Kelsey Katherine Naville KNA as Kelsey Katherine Clark and Benjamin Thomas Clark, a married couple** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gavin D Hodges, an unmarried man and Cassidy B.E. Savoie, an unmarried woman, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Revision 1, Section 5, Hampton Hall, of record in Instrument #20000728-0074425, 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 Kelsey Katherine Naville and Benjamin Thomas Clark, a married couple, from Audra Heinitz, married, fka Audra Hamilton, by Warranty Deed dated January 19, 2017 and recorded January 19, 2017 in Instrument #20170119-0006239, 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 29th day of October, 2021.

Benjamin Thomas Clark (SEAL)
Benjamin Thomas Clark

Kelsey Katherine Clark (SEAL)
Kelsey Katherine Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of October, 2021, before me personally appeared Benjamin Thomas Clark and Kelsey Katherine Clark, 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 they same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 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 $400,000.00, 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 29th day of October, 2021.

Notary Signature
My commission expires: 11/16/22

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