Prepared by:
Record and Return to:
Chapman & Rosenthal Title Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Courtney Kolb and Tyler Muller
3128 Stoney Brook Cir
Antioch, TN 37013

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 752422 **DEEDWARR**
11/10/2021 09:52:16 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00



20211110-0150072

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150 07 0 070.00

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, **Troy William Sisco and Rachel Marie Elkins, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Courtney Kolb, an unmarried woman and Tyler Muller, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 81, on the plan of Section One Towne Village of the Country, as the same appears of record in Book 5200, Page 55 and 56, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Troy William Sisco and Rachel Marie Elkins, husband and wife, by Warranty Deed from David B. Briggs Jr. and Ronnie Ward, a married couple, of record in Instrument No. 20171219-0129360, in the Register's Office of Davidson County, Tennessee, dated December 18, 2017 and recorded on December 19, 2017.

This improved property known as 3128 Stoney Brook Cir., Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 8th day of November, 2021.

_____ (SEAL)
Troy William Sisco

Rachel Marie Elkins (SEAL)
Rachel Marie Elkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 2021, before me personally appeared Troy William Sisco and Rachel Marie Elkins, 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 8th day of November, 2021.

_____
Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $300,000.00, 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
8th day of November, 2021.

Notary Public
My commission expires:_____
File No. 2021-3591

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
DECEMBER 15, 2021