Karen Johnson Davidson County
Batch# 754445 DEEDWARR
11/15/2021 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,185.70
20211115-0151525

Name and Address of New Owner:
Julia Gilinets
1112 Lillian Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

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

Map & Parcel No: 083-13-0-135.00

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, **David A. Walter and wife, Andrea S. Walter**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julia Gilinets, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly 23 - 2/3 feet of Lot No. 126 and the easterly 10 feet of Lot No. 127 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for said County.

Said parts of Lots Nos. 126 and 127 front together 33 - 2/3 feet on the southerly side of Lillian Street and extend back between parallel lines 170 feet to a dead line.

Being the same property conveyed to David A. Walter and wife, Andrea S. Walter from Jeff Zeitlin, unmarried, by Warranty Deed dated 09/15/2014 and recorded 09/16/2014 in Instrument No. 20140916-0084843, Register's Office of said County.

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 2nd day of November, 2021.

(SEAL)
David A. Walter

(SEAL)
Andrea S. Walter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of November, 2021, before me personally appeared David A. Walter and Andrea S. Walter, 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 2nd day of November, 2021.

Notary Signature
My commission expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

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 $861,000.00, 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 2nd day of November, 2021.

Notary Signature
My commission expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 11-2-21.

Affiant Signature

11-9-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY