THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 755086 DEEDWARR
11/15/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20211115-0151780

File Number: 2021-10-114
Parcel ID: 173 09 0A 655.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Darcey Bodziony 4354 Barnes Cove Drive Nashville, TN 37211	F&M Bank 10 Cadillac Drive Brentwood, TN 37027	Map/Parcel 173 09 0A 655.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cathy Claxton, an unmarried woman,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Darcey Bodziony, an unmarried woman,** ("Grantee") all of her right, title and interest in and to that certain real property known as 4354 Barnes Cove Drive, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 774 as shown on the Plan of Section One of Phase Eight Lenox Village, of record as Plat Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.
>
> Being the same property conveyed to Cathy Claxton, unmarried, By Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20081104-0109808, in the Register's Office of Davidson County, Tennessee, dated November 03, 2008 and recorded on November 04, 2008.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 4th day of November, 2021.

Cathy Claxton

Cathy Claxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2021, before me personally appeared Cathy Claxton, 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 4th day of November, 2021.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 315,000.00, 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 4th day of November, 2021.

Notary Public
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

Certificate of Authenticity

I, Lisa Virden, 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 November 9, 2021.

Affiant Signature

November 9, 2021
Date

State of Tennessee
County of Wilson

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

Notary's Signature
My Commission Expires: 12-13-2022

CHERYL A. DILLON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Seal