Name and Address of New Owner:
Vivian Armstrong
310 Woodwind Ct
Nashville, TN 37214

Send Tax Bills To:
Vivian Armstrong
310 Woodwind Ct
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 757976 DEEDWARR
11/19/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20211119-0153966

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

Map & Parcel No: 108-16-0-230

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 R. Richardson and wife, Patricia B. Richardson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vivian Armstrong, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 166-A Zone Lot Division Percy Priest Woods - Section Four, - Lots 164-171, as of record in Book 6250, Page 356, amended in Book 6250, Page 901, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David R. Richardson and wife, Patricia B. Richardson from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed dated 09/03/1993 and recorded 09/08/1993 in Book 9073, page 573, 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 11th day of October, 2021.

(SEAL)
David R. Richardson

(SEAL)
Patricia B. Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of October, 2021, before me personally appeared David R. Richardson and Patricia B. Richardson, 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 11th day of October, 2021.

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

Notary Signature
My commission expires: 11/16/22

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 $185,000.00, 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 11th day of October, 2021

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

Notary Signature
My commission expires: 11/16/22

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/11/21 (date of document).

Jennifer L. Pennell

10/11/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of October, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022