Name and Address of New Owner:
Kelsey May and Adam May
218 Orlando Avenue
Nashville, TN 37209

Send Tax Bills To:
Kelsey May and Adam May

Karen Johnson Davidson County
Batch# 760553 DEEDWARR
11/24/2021 12:10:23 PM 2 pgs
Fees: $13.00 Taxes: $3,385.50
20211124-0156140

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

Map & Parcel No: 091140B03800CO

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, **Jennifer Nitschke and David J. Nitschke, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adam Justin May and Kelsey Leigh May, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 15, 16, & 17, Patina Subdivision, Phase 2 of record in Plat at Instrument No. 20160505-0044567, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Nitschke and David J. Nitschke, wife and husband, by Warranty Deed from Patina Development Group, LLC, a Tennessee limited liability company, recorded on June 15, 2017, of record in Instrument No. 20170615-0060099, Register's Office for Davidson County, TN.

This is improved property known as 218 Orlando Ave., Nashville, TN 37209.

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 23rd day of November, 2021.

David J. Nitschke by John A. Bell Jr, Attorney-In-Fact (SEAL)

Jennifer Nitschke by John A. Bell Jr, Attorney-In-Fact (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of November, 2021, before me personally appeared John A. Bell Jr and John A. Bell Jr, 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 23rd day of November, 2021.

Notary Signature
My commission expires: 3/3/25

DAVIDSON COUNTY DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC

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 $915,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

WILLIAMSON COUNTY WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary Public
My commission expires: 1/28/2024
File No. 2021-3721