Name and Address of New Owner:
Stacey Goodman, Richard Berkman, Jillian Molli Berkman, and James Edward Greer
3425 33rd Avenue
Nashville, TN 37212

Send Tax Bills To:

new owner

Karen Johnson Davidson County
Batch# 760770 **DEEDWARR**
11/24/2021 02:42:47 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20211124-0156427

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-10-0Q-002-00-CO

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, **James Kenneth Efinger**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stacey Goodman and Richard Berkman, married, and Jillian Molli Berkman and James Edward Greer, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennesse, being Unit No. "B" Avenue South Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20100907-0070753, amended at Instrument No. 20100921-0075025, Instrument No. 20110808-0060841, Instrument No. 20111003-0076391, Instrument No. 20120329-0026541, and Instrument No. 20120827-0076808, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James Kenneth Efinger by Warranty Deed from Neil J. Ownes and wife Laura Craig-Owens, of record in Instrument No. 20190506-0042445 Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 06, 2019. (Value of consideration shown in aforementioned deed $569,000.00.)

Being also known as 3425 33rd Avenue South, Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

TVRES-21-3425

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 19th day of November, 2021.

_____(SEAL)
James Kenneth Efinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Kenneth Efinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 19th day of November, 2021.

Notary Public
My commission expires: 5-5-2025

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 $735,000.00, 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
19th day of November, 2021.

_____
Notary Public
My commission expires:_____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

File No. ST-21-320