Name and Address of New Owner:
Dennis Wiley and Lauren Wiley
408 Anchor Reserve Cove
Hermitage, TN 371076

Send Tax Bills To:
NEW OWNER

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

Map & Parcel No: 110-02-0B-006-00

Karen Johnson Davidson County
Batch# 769510 DEEDWARR
12/07/2021 03:52:34 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50

20211207-0162399

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, **Alexis Conner Bakos, married (who obtained title and Alexis Conner)**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dennis Wiley and Lauren Wiley, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of Lot 12, on the Plan of The Reserve at Seven Points, Lots 1 through 41, and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions, and Restrictions for The Reserve at Seven Points, Lots 1 through 41, and Open Spaces A through H, of record in Instrument #20171004-0101710, and amended in Instrument #20180323-0027343, to reference plat and shown on amendment of record in Instrument #20180323-0027344, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexis Conner, unmarried, from Frank Batson Homes, Inc., by Warranty Deed dated June 4, 2019 and recorded June 5, 2019 in Instrument #20190605-0053716, said Register's Office. Alexis Conner is now married and known as Alexis Conner Bakos. Said property was never the principal residence of her spouse.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-21-408

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of December, 2021.

_____(SEAL)
Alexis Conner Bakos (FKA Alexis Conner)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sevier

On this 3rd day of December, 2021, before me personally appeared Alexis Conner Bakos (FKA Alexis Conner), 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 3rd day of December, 2021.

SUZY McCLURE STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

_____
Notary Signature
My commission expires: 8/19/2025

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 $505,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

SUZY McCLURE STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sevier.

Sworn to and subscribed before me this 3rd day of December, 2021.

_____
Notary Signature
My commission expires: 8/19/2025