This Instrument Prepared By:
National Signing Solutions, Inc.
18167 US Hwy 19 N., Floor 3
Clearwater, FL 33764

Karen Johnson Davidson County
Batch# 769553 DEEDWARRSP
12/08/2021 08:16:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211208-0162458

Return to After Recording:
Vantage Point Title, Inc.
18167 US Hwy 19 N., Floor 3
Clearwater, FL 33764
Reference Number: TN817251

SPECIAL WARRANTY DEED

KAREN M. LIGHT, AN UNMARRIED WOMAN, AND JEREMY L. LIGHT, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS WIFE AND HUSBAND, of 1812A North 6th Avenue, Nashville, TN 37208, hereinafter referred to as Grantor, for and in good consideration of ZERO AND NO/100 DOLLLARS ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto **KAREN M. LIGHT, AN UNMARRIED WOMAN,** of 1812A North 6th Avenue, Nashville, TN 37208, hereinafter referred to as Grantee, and Grantee's heirs, personal representatives, administrators, successors and assigns, the following described parcel of land located, lying and being situated in Davidson County, Tennessee, and more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 1812 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown on Exhibit , "A" of 1812 6th Avenue North Townhomes, of record in Instrument No. 20150623-0060106 Register's Office of Davidson County, Tennessee, to which plat t·eference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen M. Light and Jeremy L. Light, wife, and husband by deed from Alpha One, LLC, recorded on 03/04/2016 in doc # 20160309-0022427, records for Davidson County, Tennessee.

Commonly known as: 1812A North 6th Avenue, Nashville, TN 37208

Parcel ID #: 081-08-2T-001.00

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, and unto Grantee's heirs, personal representatives, administrators, successors and assigns, forever in fee simple.

The warranties passing to the Grantee hereunder are limited solely to those matters arising from acts of the Grantor and its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing

subsequent to the current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

WITNESS the hand and seal of said Grantor this 26th day of October, 2021.

KAREN M. LIGHT

STATE OF TN
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, KAREN M. LIGHT, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Deed for the purposes therein contained.
Witness my hand, at office, this 26th day of October, 2021.

Notary Public
Printed Name: Keisha D. Aighewi
My Commission Expires: 11-8-2022
Affiant _____Known _____Unknown
ID Produced X

(Seal)

KEISHA D AIGHEWI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

WITNESS the hand and seal of said Grantor this 23rd day of October, 2021.

JEREMY L. LIGHT

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JEREMY L. LIGHT, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Deed for the purposes therein contained.
Witness my hand, at office, this 23rd day of October, 2021.

Notary Public
Printed Name: Vanessa Cortner
My Commission Expires: 05-07-2024
Affiant ____ Known X Unknown
ID Produced Driver License

(Seal)



VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Karen M. Light
Affiant

Subscribed and sworn to before me this 26th day of October, 2021 by Karen M. Light.

Keisha D. Aighewi
Notary Public
Commission Expires 11-8-2022

KEISHA D AIGHEWI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Owner Name &
Property Address and Responsible Party for Taxes:
Karen M. Light
1812A North 6th Avenue, Nashville, TN 37208

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Jeremy L. Light
Affiant

Subscribed and sworn to before me this 23rd day of October, 2021 by Jeremy L. Light.

Vanessa Cortner
Notary Public
Commission Expires 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name &
Property Address and Responsible Party for Taxes:
Karen M. Light
1812A North 6th Avenue, Nashville, TN 37208

True Copy Certification

I, *Darell Near*, 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 10/23/2021 *(date of document)*.

Affiant Signature

December 2, 2021
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 2 day of December 2021.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters