Karen Johnson Davidson County
Batch# 770306 DEEDWARR
12/08/2021 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,667.96
20211208-0162866

Name and Address of New Owner:
Aaron Bruce
3704 Grubbs Road
Nashville, TN 37211

Send Tax Bills To:
CapStar Bank
2002 Richard Jones Rd, STE. 300A
Nashville, TN 37215

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

Map & Parcel No: 133 07 0 242.00

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, **Michael J. Cypher, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aaron Bruce, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36, ON, THE PLAN OF PARMA HEIGHTS, OF RECORD IN BOOK 2133, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Michael J. Cypher, unmarried by Warranty Deed from Cindy Lockhart of record as Instrument No. 20160216-0014231 in the Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 16, 2016.

Kassandra Cypher joins in the execution of this deed to convey any interest she may have in the above described property, particularly any marital interest.

Being also known as 3704 Grubbs Road, Nashville, TN 37211/ Parcel No. 133 07 0 242.00

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 3rd day of December, 2021.

Michael J. Cypher (SEAL)
Michael J. Cypher

Kassandra Cypher (SEAL)
Kassandra Cypher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2021, before me personally appeared Michael J. Cypher and Kassandra Cypher, 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.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

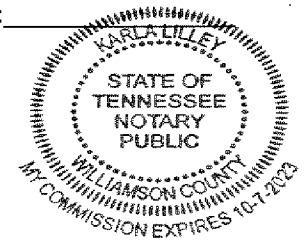
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $450,800.00, 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
3rd day of December, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-3801



Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12|3|2021 (date of document).

Affiant Signature

12|6|2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of December, 2021.

Notary Public

COMMISSION EXPIRES: 6|26|2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)