Name and Address of New Owner:
Derek Lewis Monti and Christina Joy Monti
1917 Cephas Street
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 773024 DEEDWARR
12/13/2021 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211213-0164635

Send Tax Bills To:
CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Rd, Ste 400
San Ramon, CA 94583

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
110 Center Park Drive
Suite 102
Knoxville, TN 37922

Map & Parcel No: 081-07-0-381.00

**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, **Rachel S. Leedy, single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Derek Lewis Monti and Christina Joy Monti, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Cephas Woodard Subdivision of Lots No 5 and 6 Woodard Plan of record in Plat Book 161, page 174, 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 Rachel S. Leedy, single, by deed dated March 22, 2019, and recorded March 28, 2019, from Benjamin E. Howard and Edward Danger Eastham F/K/A Edward S. Henderson, both unmarried, of record in Instrument Number 20190328-0028236, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1917 Cephas Street, Nashville, TN 37208.

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 7th day of December, 2021.

Rachel S. Leedy (SEAL)
Rachel S. Leedy

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7th day of December, 2021, before me personally appeared Rachel S. Leedy, 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 7th day of December, 2021.

Cheryl D. Bolander
Notary Signature
My commission expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth J. Barnes
AFFIANT

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of December, 2021.

Cheryl D. Bolander
Notary Signature
My commission expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or 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 **December 7, 2021**.

Date

Affiant Signature

**12/09/2021**

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **9th** day of **December**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY