Karen Johnson Davidson County
Batch# 776484 DEEDWARR
12/17/2021 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20211217-0167468

Name and Address of New Owner:
Ryan Paige
719 Hart Lane
Nashville, TN 37216

Send Tax Bills To:
New Owner

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

Map & Parcel No: 061 14 0 024.00

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, **Heather N. Colvin and Matthew E. Colvin, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Paige,** Married, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Easterly 95.6 feet of the Southerly 200 feet of Lot No. 165 on the plan of Maplewood Heights Subdivision, as shown by plat of record in Plat Book 547, Pages 77-78, as revised in Plat Book 1879, Page 209, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot No. 165 fronts 95.6 feet on the Northerly side of Hart Lane (previously Ben Allen Road), and runs back between parallel lines With the Westerly margin of Edwards Avenue 200 feet to a dead line.

Included in the above description, but Excluded therefrom is that portion having been conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed in Book 5156, Page 944, in the Register's Office of Davidson County, Tennessee, and being more particularly described therein.

Being the same property conveyed to Heather N. Colvin and Matthew E. Colvin, wife and husband, by Quitclaim Deed from Heather N. Colvin (f/k/a Heather N. Fulkerson) of record in Instrument No. 20140821-0076193, in the Register's Office of Davidson County, Tennessee, dated August 14, 2014 and recorded on August 21, 2014.

Being the same property conveyed to Heather N. Fulkerson, by Warranty Deed from Rucker Kenneth Chunn, 50%, interest, Earl W. Chunn, 25% interest, and Joy Chunn Delius, 25% interest, of record in Instrument No. 20110915-0071529, in the Register's Office of Davidson County, Tennessee, dated August 31, 2011 and recorded on September 15, 2011.

This improved property known as 719 Hart Lane, Nashville TN 37216.

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 10th day of December, 2021.

(SEAL)
Heather N. Colvin

(SEAL)
Matthew E. Colvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2021, before me personally appeared Heather N. Colvin and Matthew E. Colvin, 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 10th day of December, 2021.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 $350,000.00, 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
10th day of December, 2021.

Notary Public
My commission expires: 11/3/22
File No. 2021-3696



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-10-21.

Affiant Signature

12-10-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10th day of December, 2021

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON