Karen Johnson Davidson County
Batch# 780624 DEEDWARR
12/28/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20211228-0170494

Name and Address of New Owner:
2904 B Davis Ave
Nashville, TN 37216

Send Tax Bills To:
Celebrity Home Loans
One Mid America Plaza Suite 800
Oakbrook Terrace, IL 60181

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

Map & Parcel No: 072-10-0X-004-00

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, **Emily Palenkas West and Jason West, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Randi Lackscheide and Eric Lackscheide,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 2904B n/k/a Unit D as shown on Exhibit "B" of the "Declaration Establishing a Horizontal Property Regime for 2904 and 2906 Davis Avenue Townhomes" of record in Instrument No. 20150804-0077322, amended in Instrument No. 20150904-0090509 and further amended in Instrument No. 20160420-0038179, which hereby amends the name to read "The 2904 Davis Avenue Townhomes," and further amended by Instrument No. 20171116-0117604, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emily Palenkas West and Jason West, wife and husband, by deed dated November 13, 2017, and recorded November 28, 2017, from Steve Griffith, a married man, of record in Instrument Number 20171128-0121121, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2904B Davis Avenue, Nashville, TN 37216.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2021.

_____(SEAL)
Emily Palenkas West

_____(SEAL)
Jason West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2021, before me personally appeared Emily Palenkas West and Jason West, 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 16th day of December, 2021.

_____
Notary Signature
My commission expires:

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

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 $ 600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 16th day of December, 2021.

_____
Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

CERTIFICATE OF AUTHENTICITY

I, Pamela Autry do hereby make oath that I am a licensed attorney and/or 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 12/16/21.

Affiant
Date: 12/21/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 21st day of December, 2021

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024