Name and Address of New Owner:
Selorm Adzokpa
501 Churchill Crossing
Nashville, TN 37115

Send Tax Bills To:
Selorm Adzokpa
Same

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

Map & Parcel No: 34 3 B 501.00CO

Karen Johnson Davidson County
Batch# 780963 DEEDWARR
12/29/2021 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $693.75
20211229-0170994

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, **Edward L. Coley, Personal Representative for the Estate of Jeraldine Faye Coley**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Selorm Adzokpa and Innocent Dargbey, wife and husband**,"the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 501 OF CHURCHILL CROSSING, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE MASATER DEED AND BY-LAWS OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, AND BOOK 7845, PAGE 540. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 7900, PAGE 25, SAID REGISTER'S OFFICE, AND BY THE THIRD AMENDMENT OT THE MASTER DEED OF RECORD IN BOOK 10635, PAGE 110, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO EDWARD L. COLEY, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JERALDINE FAYE COLEY, BY ORDER OF THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE FROM JERALDINE FAYE COLEY, DATED MARCH 1, 2021, DOCKET NO. 20P2120, CIRCUIT COURT PROBATE DIVISION, DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO JERALDINE FAYE COLEY, UNMARRIED, BY WARRANTY DEED FROM WILLIAM D. CASTLEMAN, TRUSTEE, RECORDED ON NOVEMBER 20, 1997, OF RECORD IN BOOK 10890, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 501 CHURCHILL CROSSING, MADISON, TN 37115.

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 15th day of December, 2021.

Estate of Jeraldine Faye Coley

Edward L. Coley (SEAL)
Edward L. Coley, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Edward L. Coley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Personal Representative of Estate of Jeraldine Faye Coley, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Estate of Jeraldine Faye Coley, by himself as Personal Representative.
Witness my hand, at office, this 15th day of December, 2021.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $187,500.00, 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
15th day of December, 2021.

Notary Public
My commission expires:_____
File No. 2021-3783

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Tennessee Certification of Electronic Document

I, John A. Bell Jr., 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 DEC 15 2021 (date of document).

Affiant Signature

DEC 22 2021
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22 day of DEC, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/25