Name and Address of New Owner:
Jessica Villarreal
5827 Monroe Crossing
Antioch, TN 37013

Send Tax Bills To:
Reliant Bank
1736 Carothers Parkway
Brentwood, TN 37027

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 163160A01400CO

Karen Johnson Davidson County
Batch# 781001 DEEDWARR
12/29/2021 09:53:54 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20211229-0171044

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, **David Harmon. unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jessica Villarreal, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit No. 114, on the plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements, as the same appears of record in Instrument No. 20031119-06187585, Exhibit A-1, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to David A. Harmon by deed from Nationstar Mortgage, LLC, of record in Instrument No. 200711200135858, said Register's Office.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5827 Monroe Crossing, Antioch, TN 37013

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 27th day of December, 2021.

David Harmon (SEAL)

STATE OF TENNESSEE
COUNTY OF Greene

On this 27th day of December, 2021, before me personally appeared **David Harmon**, 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 27th day of December, 2021.

PATRICIA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY

Notary Signature
My commission expires: 01-22-2025

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 **$245,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of December, 2021.

Notary Signature
My commission expires: July 9, 2022