Name and Address of New Owner:
Laura R. Price and Wyatt D. Blankenship
508 Harpeth Oaks Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 782452 DEEDWARR
12/30/2021 03:37:57 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20211230-0172109

Map & Parcel No: 143060A06400CO

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, **Carol S. Anderson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Laura R. Price and Wyatt D. Blankenship, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Harpeth Trace Estates, Phase 2, as of record in Plat Book 5200, Page 556 Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Carol S. Anderson by Quitclaim Deed from Douglas R. Anderson, an unmarried man dated January 2nd 1990 and recorded September 17th 1990 of record in Book 8196, Page 807, said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Douglas R. Anderson and wife, Carol S. Anderson by Warranty Deed from Firooz Fred Yazdian dated October 23rd 1985 and recorded October 29th 1985 of record in Book 6694, Page 299, said Register's Office, Davidson County, Tennessee.

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.

Improved property known as 508 Harpeth Oaks Court, Nashville, TN 37221

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 30th day of December, 2021.

Carol S. Anderson (SEAL)
Carol S. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2021, before me personally appeared Carol S. Anderson, 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 30th day of December, 2021.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 $610,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JoAnn Stinnett
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of December, 2021.

Georgette R Kennedy
Notary Signature
My commission expires: 01-06-25

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY