Name and Address of New Owner:
Jacquelyn Branham
5101 Ander Drive
Brentwood, TN 37027

Send Tax Bills To:
T2 Financial LLC d/b/a Revolution Mortgage
480 Olde Worthington Rd., Ste. 300
Westerville, OH 43082

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 790082 DEEDWARR
01/13/2022 02:57:26 PM 2 pgs
Fees: $13.00 Taxes: $1,613.20

20220113-0005390

Map & Parcel No: 181-10-0E-005.00

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, **Amanda Jill Fetters, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacquelyn Branham, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Phase 1, Section 1, High Point, of record in Plat of record in Instrument #20101216-0100068, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda Jill Fetters, unmarried, from Sandra Hogston and husband, Kenneth Hogston, Jr., by Warranty Deed dated march 30, 2020 and recorded March 31, 2020 in Instrument #20200331-0034264, said Register's Office.

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 12th day of January, 2022.

(SEAL)
Amanda Jill Fetters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of January, 2022, before me personally appeared Amanda Jill Fetters, 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 12th day of January, 2022.

Notary Signature
My commission expires: 4/13/22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

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 $436,000.00, 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 WILLIAMSON

Sworn to and subscribed before me this 12th day of January, 2022.

Notary Signature
My commission expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022