Karen Johnson Davidson County
Batch# 790458 DEEDWARR
01/14/2022 10:58:54 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220114-0005881

Name and Address of New Owner:
Thomas Huebner and Arianna Montero-Colbert
1400 Rosa L. Parks Blvd. #219
Nashville, TN37214

Send Tax Bills To:
Angel Oak Home Loans, LLC
980 Hammond Dr, Ste 200
Atlanta, GA 30328

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

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

Map & Parcel No: 081-12-0B-219.00 CO

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, **Kelcie L. Daniels, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Arianna Montero-Colbert and Thomas Huebner, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 219, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a Horizontal property regime as established by Master Deed for the Lofts at Werthan Mills Condominium of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached to said Master Deed as an Exhibit, all to which hereby made for a more complete description thereof.

Being the same property conveyed to Kelcie L. Daniels, an unmarried woman from Michael Nicastro, single man, by Warranty Deed dated 06/21/2019 and recorded 06/25/2019 in Instrument No. 20190625-0061362 and corrected by Scrivener's Affidavit in Instrument No. 20190812-0080196, Register's Office of said County.

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 13th day of January, 2022.

Kelcie L. Daniels (SEAL)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 13th day of January, 2022, before me personally appeared Kelcie L. Daniels, 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 13th day of January, 2022.

Notary Signature
My commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 $350,000.00, 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~~ Davidson

Sworn to and subscribed before me this 13th day of January, 2022.

Notary Signature
My commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023