Name and Address of New Owner:
Lewis Conner McCullough
2305 Riverway Drive
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 793823 DEEDWARR
01/21/2022 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,242.83
20220121-0008072

Send Tax Bills To:
Hometown Lenders Inc.
350 The Bridge St., Suites 116, 200 & 202
Huntsville, AL 35806

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

Map & Parcel No: 053-06-0B-096-00

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, **Angela Renfroe, an unmarried woman, William Frank Pillow, Jr., and Beverly Massoud,** "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lewis Conner McCullough, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145 on plan of Waterford Phase 5-B of record in Plat Book 7900, Page 838-839, Register's Office for said County to which reference is made for a more complete description.

Being the same property devised to Angela Renfroe, William Frank Pillow, Jr., and Beverly Massud, by the Last Will and Testament of Arvenia K. Pillow, deceased, in Case No. 21P1776, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division). Said property was never the principal residence of Angela Renfroe, William Frank Pillow, Jr., and Beverly Massud. Beverly Massud is one and the same as Beverly Massoud.
Being the same property conveyed to Arvenia K. Pillow, single woman, by Warranty Deed from Jesse L. Trevino and wife, Edlyn Trevino, dated January 28, 2013 and recorded on January 31, 2013, in Instrument No. 20130131-0009955, Register's Office for Davidson County, Tennessee. The said Arvenia K. Pillow died testate on July 25, 2021.

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 10th day of January, 2022.

_____(SEAL)
Angela Renfroe

STATE OF Georgia
COUNTY OF Fulton

On this 10th day of January, 2022, before me personally appeared Angela Renfroe, Jr. 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 10th day of January, 2022.

_____
Notary Signature
My commission expires: 01/17/2023

J D West
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires 01/17/2023

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 $335,900.00, 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 WILSON

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

_____
Notary Signature
My commission expires:

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____(SEAL)
William Frank Pillow, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of January, 2022.

_____
Notary Signature
My commission expires:

JONATHAN RHEW
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-21-2023

STATE OF TN
COUNTY OF Williamson

On this 10th day of January, 2022, before me personally appeared William Frank Pillow, Jr 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 10th day of January, 2022.

_____
Notary Signature
My commission expires:

Beverly ~~Massoud~~ Massoud (SEAL)

STATE OF GEORGIA
COUNTY OF GWINNETT

On this 10th day of January, 2022, before me personally appeared Beverly Massoud, 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 10th day of January, 2022.

Notary Signature
My commission expires: 09-30-2024

AMEZE AGBORO
NOTARY PUBLIC
FULTON COUNTY, GA
Commission #00470293
Expires On : September 30, 2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 01/10/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 01/10/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 **day of** January **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM