Name and Address of New Owner:
Caylene Chatham
4400 Luke Drive
Nashville, TN 37013

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 794307 DEEDWARR
01/24/2022 10:12:02 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20220124-0008519

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 174 11 0B 043.00

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, **Jason Henderson and Jamie Henderson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caylene J. Chatham, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 43 on the Plan of The Grove at Cane Ridge, Phase Three (a Cluster Lot Subdivision), as shown by plat of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason Henderson and Jamie Henderson, husband and wife, as joint tenants with right of survivorship, by Quitclaim Deed from Jason Henderson, a married man, of record in Instrument No. 20171114-00117181, in the Register's Office of Davidson County, Tennessee, dated October 18, 2017 and recorded on November 14, 2017.

Being the same property conveyed to Jason Henderson, an unmarried man, by Warranty Deed from Jeffrey W. Adams, an unmarried person, of record in Instrument No. 20151006-0101765, in the Register's Office of Davidson County, Tennessee, dated September 10, 2015 and recorded on October 06, 2015.

This improved property known 4400 Luke Drive, Nashville, 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 18th day of January, 2022.

_____(SEAL)
Jason Henderson

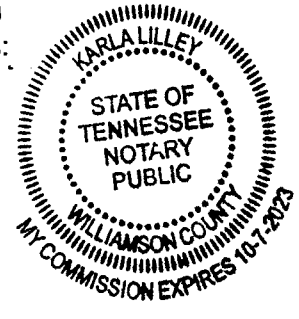
_____(SEAL)
Jamie Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2022, before me personally appeared Jason Henderson and Jamie Henderson, 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 18th day of January, 2022.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of January, 2022.

Notary Public
My commission expires:
File No. 2021-4010-SK

