Name and Address of New Owner:
Elisabeth Sarah Stewart and Matthew Blossom Mills
6004B Pennsylvania Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 798113 DEEDWARR
02/01/2022 11:19:53 AM 2 pgs
Fees: $13.00 Taxes: $2,145.63
20220201-0011507

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

Map & Parcel No: 91-02-3M-2.00

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, **Charity R. Lomax, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elisabeth Matthew B. Mills and Elisabeth S. Stewart, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 6004 Pennsylvania Avenue Townhomes, of record in Instrument #20150807-0078937, and being shown on Plat attached thereto as Exhibit C, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charity R. Lomax from Castleridge Home Builders, LLC, by Warranty Deed dated December 11, 2015 and recorded December 14, 2015 in Instrument #20151214-0125634, said Register's Office.

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 27th day of January, 2022.

_____(SEAL)
Charity R. Lomax

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of January, 2022, before me personally appeared Charity R. Lomax, 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 27th day of January, 2022.

_____
Notary Signature
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

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 $579,900.00, 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 WILLIAMSON

Sworn to and subscribed before me this 27th day of January, 2022.

_____
Notary Signature
My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON