Karen Johnson Davidson County
Batch# 799275 DEEDWARR
02/02/2022 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $769.60
20220202-0012287

Name and Address of New Owner:
Cynthia McConnell
3259 Trails End Lane
Nashville, TN 37214

Send Tax Bills To:
Rocket Mortgage, LLC
1050 Woodward Avenue
Detroit, MI 48226-1906

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

Map & Parcel No: 108 12 0 009.00

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, **Lara Mikayla Facciani n/k/a Lara Salvatore and Charles Salvatore, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cynthia McConnell, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19A, on the Plan of the Zone Lot Division Lot 19, Section One Trailwood, of record in Plat Book 6050, Page 103 and amended in Plat Book 6250, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lara Mikayla Facciani and Charles Salvatore, Wife and Husband, by Warranty Deed from Christopher A. Mathe, Unmarried and Ammar Mustafa, Unmarried, of record in Instrument No. 20120103-0000370, in the Register's Office of Davidson County, Tennessee, dated December 30, 2011 and recorded on January 3, 2012.

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 21 day of January, 2022.

(SEAL)
Lara Mikayla Facciani n/k/a Lara Salvatore

(SEAL)
Charles Salvatore

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21 day of January, 2022, before me personally appeared **Lara Mikayla Facciani n/k/a Lara Salvatore and Charles Salvatore**, 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 21 day of January, 2022.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

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 $208,000.00, 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
21 day of January, 2022.

Notary Public
My commission expires: 6-21-25
File No. 2022-4090-JT

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on 1-21-2022 (date of document).

Affiant Signature

1-24-2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of January, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25