Karen Johnson Davidson County
Batch# 805386 DEEDWARR
02/15/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20220215-0017330

Name and Address of New Owner:
Jordan Schmidt
7 Wynstone
Nashville, TN 37215

Send Tax Bills To:
Jordan Schmidt
7 Wynstone
Nashville, TN 37215

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

Map & Parcel No: 158-04-0A-113-00

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, **Mahsa Talbott, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jordan Schmidt, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County Tennessee, being Lot No. 55, on the plan of Otterwood, Section 3, as shown by Plat Book 6900, Pages 788, 789 and 790, Register's Office for Davidson County, Tennessee to which reference is made for the complete description.

Being the same property conveyed to Masha Talbott from Parvin Vafai, a married person, by Quitclaim Deed dated 01/25/2013 and recorded 02/04/2013 in Instrument No. 20130204-0011234, Register's Office of said County.

Being all of the same property conveyed to Mahsa Talbott a married person, and Parvin Yafai, a married person from US Bank National Association as Trustee for RFMSI 2006S by its duly authorized attorney in fact, Residential Funding Company, LLC by Special Warranty Deed dated November 28, 2011 and recorded on December 21, 2011 as Instrument No. 20111221-0099738, Register's Office for Davidson County, Tennessee.

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 3rd day of February, 2022.

Mahsa Talbott (SEAL)
Mahsa Talbott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of February, 2022, before me personally appeared Mahsa Talbott, 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 3rd day of February, 2022.

Katherine Warren
Notary Signature
My commission expires:

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

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 $2,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mahsa Talbott

202202150017330

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/3/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

2/3/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

