Name and Address of New Owner:
Keron Suphal
426 Hill road
Nashville, TN 37220

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 806674 DEEDWARR
02/16/2022 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20220216-0017983

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 161-09-0-055.00

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, **Gallo Homes, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keron Suphal, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3-A on the Plan of Zone Lot Division, Lots 1, 3, 5 & 6, Section One, Brentwood Meadows, of record in Plat Book 6250, Page 192, amending Plat Book 5200, Page 694, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Belinda A. Lyle by Warranty Deed from Hailey Brothers Partnership, a Tennessee general partnership, of record in Book 6425, page 304, Register's Office for Davidson County, Tennessee, dated November 12, 1984 and recorded on November 14, 1984. (Value or consideration shown in aforementioned deed $65,900.00.)

Being the same property conveyed to Belinda A. Lyle by Quitclaim Deed from Summers Paul Lyle, III of record in Instrument No. 20061213-0153762, Register's Office for Davidson County, Tennessee, dated October 12, 2006 and recorded on December 13, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Marsha Buscher, a married woman, by Warranty Deed from Belinda A. Lyle, an unmarried woman of record in Instrument No. 20210715-0095280 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 15, 2021. (Value of consideration shown in aforementioned deed $192,000.00.)

Being the same property conveyed to Gallo Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Marsha Buscher, a married woman, of record in Instrument No. 20211011-0136137, Register's Office for Davidson County, Tennessee, dated October 1, 2021 and recorded on October 11, 2021. (Value of consideration shown in aforementioned deed $211,500.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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.

Gallo Homes, LLC, a Tennessee Limited Liability Company

By: _____
Jake Gallo, Member

By: _____
Andrew Kirkpatrick, Member

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Jake Gallo, Member and Andrew Kirkpatrick, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theMember of Gallo Homes, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 3rd day of February, 2022.

Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $333,000.00, 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
3rd day of February, 2022.

Notary Public
My commission expires: 5-5-2025
File No. ST-22-382

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **February 3, 2022**.

Date

Affiant Signature

02/07/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **7th** day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202202160017983