Name and Address of New Owner:
Ben Vondenbrink and Cecilia McDonald
327 B Duke Street
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 808570 DEEDWARR
02/18/2022 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220218-0019328

Send Tax Bills To:
NEW OWNER

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

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Map & Parcel No: 71-08-0G-001.00

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, **Jordan Minton and Rachel Minton, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ben Vondenbrink and Cecilia McDonald, both unmarried, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 327 Duke St, a Horizontal Property Regime with Private Elements, of record as Exhibit B in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument #20170503-0043545, 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 Jordan Minton and Rachel Minton, husband and wife, from Invent Communities, Inc., a Tennessee corporation, by Warranty Deed dated January 18, 2019 and recorded January 24, 2019 in Instrument #20190124-0006930, 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 8th day of February, 2022.

_____(SEAL)
Jordan Minton

_____(SEAL)
Rachel Minton

STATE OF TENNESSEE
COUNTY OF

On this 8th day of February, 2022, before me personally appeared Jordan Minton and Rachel Minton, 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 8th day of February, 2022.

Notary Signature
My commission expires: 4-13-22

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 $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of February, 2022.

Notary Signature
My commission expires: 4-13-22

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

I, Emily Prophet, 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 2-8-22 (date of document).

Affiant Signature

2-8-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

