Karen Johnson Davidson County
Batch# 809766 DEEDWARR
02/23/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220223-0020362

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9142

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of February, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Nicole Avelinna, Trustee of Proverbs 31 Woman Trust dated November 1, 2021 3313 Hickory Run Nashville, TN 37211	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	180-04-0A-180.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cody Akin and Bailee Akin, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Avellina, Trustee of the Proverbs 31 Woman Living Trust dated November 1, 2021

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Resubdivision of Lots 23, 32 and 168, Section Two, Highland Creek of record in Plat at Instrument No. 20040130-0117798, 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 Cody Akin and Bailee Akin, Husband and Wife by Warranty deed from Herman Lee Cisneros, Jr Married of record in Instrument No. 20170803-0079130 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 03, 2017 .

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3313 Hickory Run, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of February, 2022.

Cody Akin

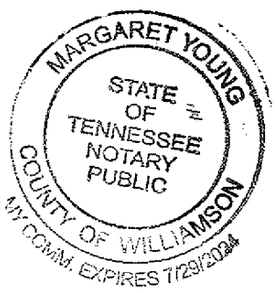
Bailee Akin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of February, 2022, before me personally appeared Cody Akin and Bailee Akin, 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.

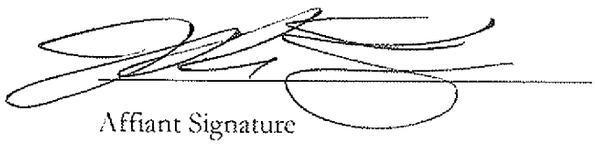
Witness my hand, at office, this 9th day of February, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 2/9/22.



Affiant Signature

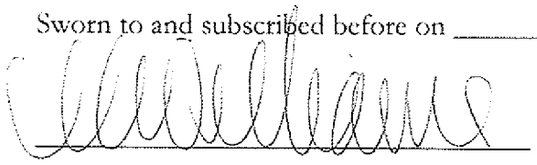
2/11/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/11/22.



Notary Public

My Commission Expires: 5-23-23

