Name and Address of New Owner:
Brian David Stone and Alexa Danielle Stone
401 Moncrief Avenue
Goodlettsville, TN 37072

Send Tax Bills To:
Brian David Stone and Alexa Danielle Stone

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

Map & Parcel No: 01816022000

Karen Johnson Davidson County
Batch# 818833 DEEDWARR
03/10/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220310-0027382

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, **Jebneel Puente and wife, Mariela Puente**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian David Stone and Alexa Danielle Stone husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 2 ON THE FIRST REVISION OF LOTS 1 & 3 ADAMS SUBDIVISION 401 MONCRIEF, PLAT OF RECORD IN INSTRUMENT NO. 20160512-0047300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Jebneel Puente and wife, Mariela Puente by Warranty Deed from Glen M Davis and wife, Marsha J Davis of record as Instrument No. 20160527-0053443 in the Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 27, 2016.

Being also known as 401 Moncrief Avenue, Goodlettsville, TN 37072/ Parcel No. 018 16 0 220.00

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 1st day of March, 2022.

_____(SEAL)
Jebneel Puente

_____(SEAL)
Mariela Puente

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2022, before me personally appeared Jebneel Puente and Mariela Puente, 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 1st day of March, 2022.

Notary Signature
My commission expires:

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $600,000.00, 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
1st day of March, 2022.

Notary Public
My commission expires:_____
File No. 2022-4184-AN

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 3/1/22 (date of document).

Affiant Signature

3/1/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25