Karen Johnson Davidson County
Batch# 821246 DEEDWARR
03/14/2022 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,028.60
20220314-0029189

Name and Address of New Owner:
Dylan Bailey
2120 Lebanon Pike, #84
Nashville, TN 37210

Send Tax Bills To:
Nova Home Mortgage
20935 Swenson Drive, Suite 420
Waukesha, WI 53186

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

Map & Parcel No: 095 05 0B 166.00

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, **Julie B. Howlett, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dylan Bailey, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 84, together with the appurtenant interest in the common elements of Easthaven Townhomes, A Planned Unit Development established by Declaration of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-2 to the aforementioned Declaration.

Being the same property conveyed to Julie B. Howlett, by Warranty Deed from Leah A. Adcock, married, of record in Instrument No. 20100819-0065533, in the Register's Office of Davidson County, Tennessee, dated August 13, 2010 and recorded on August 19, 2010.

This improved property known as 2120 Lebanon Pike, #84, Nashville, TN 37210.

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 4th day of March, 2022.

Julie B Howlett (SEAL)
Julie B. Howlett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of March, 2022, before me personally appeared Julie B. Howlett, 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 4th day of March, 2022.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ 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 $278,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
(Affiant)

Sworn to and subscribed before me this
4th day of March, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Eliza Whitfield
Notary Public
My commission expires: 5-5-2025
File No. 2022-4228-SK

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/07/2022 ____ (date of ~~document~~).

Affiant Signature

03/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025