Karen Johnson Davidson County
Batch# 822857 DEEDWARR
03/16/2022 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220316-0030423

Name and Address of New Owner:
Mark Khalef and Sherin Morgan
201 Capitol View Avenue
Nashville, TN 37207

Send Tax Bills To: SWBC
~~New owner~~ 9311 San Pedro #100
San Antonio, TX 78216

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

Map & Parcel No: 06012009100

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, **Pamela Ellis Lewis, formerly known as Pamela Kelly**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Khalef, unmarried and Sherin Morgan, unmarried** , "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 101 on the Map of Capitol View, which appears of record in Book 974, pages 52 and S3, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 75 feet on the Northerly side of Capitol View Avenue and runs back between lines 283.6 feet on the Easterly line and 295.2 feet on the Westerly line to a deadline on which it measures 70 feet.

Being the same property conveyed to Pamela Kelly, being one and the same as Pamela E. Maynard, by Quitclaim Deed from Pamela E. Maynard (Kelly), recorded on April 4, 2011, of record in Instrument No. 20110404-0025573, Register's Office for Davidson County, TN.

Being the same property conveyed to William Maynard and wife, Pamela E. Maynard, by Warranty Deed from W. D. Brown and wife, Patricia Ann Brown, recorded on April 25, 1995, of record in Book 9654, Page 234, Register's Office for Davidson County, TN.

This is property also known as 201 Capitol View Ave., Nashville, TN 37207.

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.

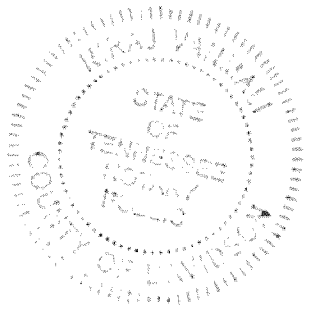
Pamela Lewis (SEAL)
Pamela Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2022, before me personally appeared Pamela Lewis, 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 7th day of March, 2022.

Notary Signature
My commission expires: 3-8-22



AFFIDAVIT OF VALUE

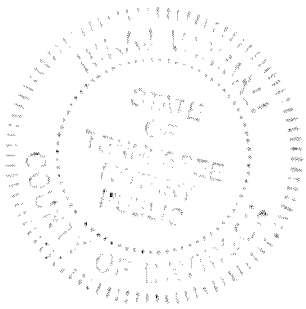
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $345,000.00, 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
7th day of March, 2022.

Notary Public
My commission expires: 3-8-22
File No. 2022-4151-BT



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 8, 2022.

J. Carlton Drumwright

March 8, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 8, 2022.

Notary

My Commission Expires: 12/18/22

