Name and Address of New Owner:
Jeffrey David Stone
1736 17th Avenue North
Nashville, TN 37208

Send Tax Bills To:
Jeffrey David Stone

Karen Johnson Davidson County
Batch# 824731 DEEDWARR
03/18/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220318-0031714

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

Map & Parcel No: 81 11 219.00

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, **James T. Brooks**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey David Stone, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 50 FEET OF LOT NO. 359 ON THE PLAN OF D. T. MCGAVOCK AND OTHER'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE EAST SIDE OF 17TH AVENUE, NORTH, AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. BROOKS BY QUITCLAIM DEED FROM CARL M. MARTIN, UNMARRIED, RECORDED ON JANUARY 6, 1992, OF RECORD IN BOOK 8523, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1736 17TH AVE. N., NASHVILLE, TN 37208.

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 3rd day of March, 2022.

(SEAL)
James T. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2022, before me personally appeared James T. Brooks, 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 3rd day of March, 2022.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
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 $440,000.00, 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
3rd day of March, 2022.

Notary Public
My commission expires: 5/2/24
File No. 2021-4042-AN

Ashley Nalls
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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 3/3/10 (date of document).

Affiant Signature

3/10/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10 day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2026

MY COMMISSION EXPIRES: 1/6/25