Karen Johnson Davidson County
Batch# 826008 DEEDWARR
03/22/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220322-0032720

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is **greater** is $430,000.00.

Affiant

Subscribed and sworn before me this the 10th day of March, 2022.

Notary Public
My commission expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Nalepa	Baxter Credit Union	147-10-0 066.00
5016 W. Durrett Drive	340 N. Milwaukee Ave.	
Nashville, TN 37211	Vernon Hills, IL 60061	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AARON FARMER AND PETER DEMARAS, MARRIED TO EACH OTHER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL NALEPA, UNMARRIED AND ANNA MORGAN MILLS, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No. 311 on the Plan of Section Five, Caldwell Country Estates, of record in Book 3300, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Aaron Farmer, a single man, and Peter DeMaras, a single man, as tenants in common, by deed dated 07/02/2020, from Aaron Michael Farmer, a single man, of record in Instrument No. 20200716-0078351, Register's Office for said County. The said Peter DeMaras and Aaron Michael Farmer having since married each other.

Also being the same property conveyed to Aaron Michael Farmer, a single man, by deed dated 02/05/2020, from Mesa Verde Assets, LLC, of record in Instrument No. 20200211-0015317, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5016 W. Durrett Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 10th day of March, 2022.

Aaron Farmer

Peter DeMaras

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aaron Farmer and Peter DeMaras, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 3/14/2022 (date ~~of document~~).

Affiant Signature

3/14/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of March 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025