Karen Johnson Davidson County
Batch# 826634 DEEDWARR
03/23/2022 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20220323-0033110

Name and Address of New Owner:
Robert Lynch and Elisabeth Lynch
1524 Ocoee Trail
Nashville, TN 37115

Send Tax Bills To:
CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

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

Map & Parcel No: 063 02 0 087.00

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, **Latasha M. Swanson N/K/A Latasha M. Ashton, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Lynch and Elisabeth Lynch, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 162 on the Plan of Nawakwa Hills Pow Wow Addition - Section No 5, of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Latasha M. Swanson, an unmarried person, by Warranty Deed from Robert Michael Wair, unmarried, of record in Instrument No. 20030429-0057234, in the Register's Office of Davidson County, Tennessee, dated April 25, 2003, and recorded on April 29, 2003. ***Latasha M. Swanson is now known as Latasha M. Ashton.***

Gary K. Ashton joins in the execution of this deed to convey any interest he may have in the above described property, particularly any marital interest.

This improved property known as 1524 Ocoee Trail, Nashville, TN 37115.

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 10th day of March, 2022.

_____(SEAL)
Latasha M. Swanson N/K/A Latasha M. Ashton

_____(SEAL)
Gary K. Ashton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2022, before me personally appeared Latasha M. Swanson N/K/A Latasha M. Ashton and Gary K. Ashton, 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 10th day of March, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $265,000.00, 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
10th day of March, 2022.

Notary Public
My commission expires:
File No. 2022-4248-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3-10-2022 (date of document).

Affiant Signature

3-11-2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 11th day of March, 2022.

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

Notary Public

COMMISSION EXPIRES: 6-21-25