WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-16282-MC

Karen Johnson Davidson County
Batch# 830528 DEEDWARR
03/29/2022 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220329-0036159

Name and Address of New Owner:
Jonathan St. Martin
4841 Sheffield Drive
Nashville, TN 37211

Send Tax Bills To: ~~Jonathan St. Martin~~ Primary Residential Mtg
1480 North 2200 West
Salt Lake City, UT 84116

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

Map & Parcel No: 147020-14100

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, **William P. Bell and Holly A. Jones, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan D. St Martin, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF ELYSIAN PARK, SECTION 2, OF RECORD IN BOOK 2854, PAGE 40, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 12 FRONTS 169.8 FEET ON THE WESTERLY SIDE OF SHEFFIELD DRIVE AND EXTENDS BACK 199.6 FEET ON THE NORTHERLY LINE AND 233.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 222.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM P. BELL AND HOLLY A. JONES, HUSBAND AND WIFE, BY WARRANTY DEED FROM PHILLIP A. STANLEY, UNMARRIED, RECORDED ON DECEMBER 31, 2012, OF RECORD IN INSTRUMENT NO. 20121231-0120675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 4841 SHEFFIELD DR., NASHVILLE, TN 37211.

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 21st day of March, 2022.

Holly A. Jones (SEAL)

William P. Bell (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2022, before me personally appeared Holly A. Jones and William P. Bell, 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 21st day of March, 2022.

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DELLANA LOWHORN

Notary Signature
My commission expires: 3/3/25

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 $445,000.00, 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
21st day of March, 2022.

Notary Public
My commission expires: 3-6-2024
File No. 2022-4318-RS

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 21, 2022.

Storey Carver
Affiant Signature

3/21/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of March 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

