Karen Johnson Davidson County
Batch# 830815 DEEDWARR
03/30/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,581.75
20220330-0036547

Name and Address of New Owner:
Spencer Elisabeth Hyde and Benjamin Thomas Coolidge
2628 Flamingo Drive
Nashville, TN 37207

Send Tax Bills To:
NOVUS HOME MORTGAGE
20935 SWENSON DR STE 420
WAUKESHA, WI 53186

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 071-04-0-110

**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, **Richard Aaron Sandler, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Spencer Elisabeth Hyde and Benjamin Thomas Coolidge, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot 380, on the Map of Joywood Heights, Section IIA of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard Aaron Sandler, an unmarried man from Green Door, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 07/16/2020 and recorded 08/14/2020 in Instrument No. 20200814-0091462, Register's Office of said County.

Being the same property conveyed Green Door, LLC, a Tennessee Limited Liability Company from Gerald Bequette and Joyce B. Bequette, husband and wife, by Quitclaim Deed dated 08/01/2016 and recorded 08/02/2016 in Instrument No. 20160802-0079539, Register's Office of said County.

Being the same property conveyed to Gerald Bequette and Joyce Bequette, husband and wife from Juanita S. Boone, by Warranty Deed dated 02/23/2016 and recorded 03/03/2016 in Instrument No. 20160303-0020476, Register's Office of said County.

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 17th day of March, 2022.

_____(SEAL)
Richard Aaron Sandler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of March, 2022, before me personally appeared Richard Aaron Sandler, 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~~ 17th day of March, 2022.

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

~~Notary~~ Signature
My commission expires:

**AFFIDAVIT OF VALUE**

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 $427,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
Affinat

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Sworn to and subscribed before me this 17th day of March, 2022.

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

Notary Signature
My commission expires:

**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 03/23/2022 ____ (date of document).

Affiant Signature

03/23/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of March, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025