Karen Johnson Davidson County
Batch# 832370 DEEDWARR
03/31/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220331-0037561

Name and Address of New Owner:
Edwin Martinez
1410 Eagle View Boulevard
Nashville, TN 37013

Send Tax Bills To: Pinnacle Bank
150 3rd Ave S #1000
Nash., TN 37201

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

Map & Parcel No: 163-07-0A-022.00

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, **Tyler Napier, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Edwin Martinez, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of Ridgeview UDO, Phase 1, as of record in Instrument #20080603-0056596, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyler Napier, an unmarried man, from Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated March 27, 2019 and recorded April 17, 2019 in Instrument #20190417-0035247, said Register's Office.

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 24th day of March, 2022.

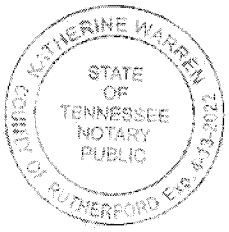
Tyler Napier (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2022, before me personally appeared Tyler Napier, 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 24th day of March, 2022.

Katherine Warren
Notary Signature
My commission expires: 4/13/22



AFFIDAVIT OF VALUE

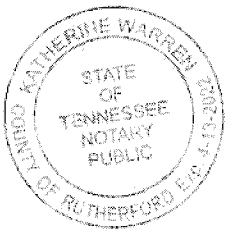
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of March, 2022.

Katherine Warren
Notary Signature
My commission expires: 4/13/22



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 24, 2022.

J. Carlton Drumwright

March 24, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 24, 2022.

Notary

My Commission Expires: 12/18/22

