Karen Johnson Davidson County
Batch# 838295 DEEDWARR
04/12/2022 09:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220412-0042081

Name and Address of New Owner:
Jonathan Scott Kuhlmann and Jennifer Lieurance Kuhlmann
308 Millsfield Drive
Cary, NC 27519

Send Tax Bills To: **Jonathan Kuhlmann**
360 Technology Ct
#200
Lindon, UT 84042

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 134-13-0-038.00

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, **FairOfferCashNow, Inc**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Scott Kuhlmann and Jennifer Lieurance Kuhlmann, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Kenilworth Estates, Section 1, as of record in Plat Book 2900, Page 105 and 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha Sue Bane, an unmarried person, by Warranty Deed from Metropolitan Nashville Airport Authority, of record in Book 8553, page 465, Register's Office for Davidson County, Tennessee, dated February 13, 1992 and recorded on February 19, 1992. (Value or consideration shown in aforementioned deed $54,500.00.)

Being the same property conveyed to FairOfferCashNow, Inc by Warranty Deed from Martha Sue Bane, an unmarried person, of record in Instrument No. 20211019-0140192, Register's Office for Davidson County, Tennessee, dated October 13, 2021 and recorded on October 19, 2021. (Value of consideration shown in aforementioned deed $170,000.00.)

For informational purposes only: Being also known as 278 Garry Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 1st day of April, 2022.

FairOfferCashNow, Inc., a Tennessee Corporation

By: _____
Abbi Thomson, Authorized Agent

State of Tennessee
County of ~~Davidson~~ Rutherford

Before me, Grace Tant of the state and county mentioned, personally appeared Abbi Thomson, Authorized Agent with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theAuthorized Agent of FairOfferCashNow, Inc., the within named bargainor, a Corporation, and that as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand, at office, this 1st day of April, 2022.

Notary's Signature
My commission expires: 12-22-2025

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 22, 2025

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this
1st day of April, 2022.

Notary Public
My commission expires: 11/8/22
File No. GNT-22-2148

202204120042081

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-1-22.

Affiant Signature

4-1-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of April, 2022

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON