Karen Johnson Davidson County
Batch# 839279 DEEDWARR
04/13/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220413-0043152

Name and Address of New Owner:
Cameron D. Kelly and Amy Krazi
739 Longhunter Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 135080A73900CO

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, **Julie Gardner, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cameron D. Kelly, a single man and Amy A. Krazl, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 739 of Nashboro Village Nineteen Condominium, a Condominium or Horizontal Property Regime established by a Master Deed of record in Book 5333, Page 957 Registers Office for Davidson County, Tennessee and shown on a Plan of record in Book 5200, Page 80, Registers Office for said County, to which plan reference is hereby made for a more complete description. This conveyance is subject to the charter for homeowners association of record in Book 5344, Page 959 and to any and all other matters shown on plat of record in Book 5200, Page 80 of the Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Julie Gardner, unmarried woman by Warranty Deed from Pamela Gale Stockett, unmarried dated November 15th 2019 and recorded November 19th 2019 of record in Instrument No. 20191119-0119011, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 739 Longhunter Court, Nashville, TN 37217

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 6th day of April, 2022.

Julie Gardner (SEAL)

Julie Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2022, before me personally appeared Julie Gardner, 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 6th day of April, 2022.

WILLIAM D CASTLEMAN JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

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 **$280,000.00**, 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 DAVIDSON

Sworn to and subscribed before me this 6th day of April, 2022.

SHERYL A. CALLISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 11-3-25

Certificate of Authenticity

I, Holly A Mason, 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 4/6/22.

Affiant Signature

4/6/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of April, 2022

Notary's Signature

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 11/3/25

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