Name and Address of New Owner:
Ezra Whitson
3922 Burrus Street
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 841698 DEEDWARR
04/19/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220419-0044936

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

Map & Parcel No: 061-15-0-012-00

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, **Joan Greene**, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ezra Whitson, a single man ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 10 FEET OF LOT NO. 58 AND THE SOUTHERLY 45 FEET OF LOT 57, ON THE MAP OF SUBDIVISION OF MAPLEWOOD HOME TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOTS.

Being the same property conveyed to Joan Greene by Warranty Deed from Tennessee Housing Development Agency of record as Instrument No. 20090323-0025682 in the Register's Office for Davidson County, Tennessee, dated March 19, 2009 and recorded on March 23, 2009.

For Information Only: Being Parcel No. 061-15-0-012-00
Being also known as 3922 Burrus Street, Nashville, TN 37216

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 11th day of April, 2022.

Joan Greene (SEAL)
Joan Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2022, before me personally appeared Joan Greene, 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 11th day of April, 2022.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $225,000.00, 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
11th day of April, 2022.

BRITTANY TRENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public
My commission expires: 3-3-26
File No. 2022-4367-?

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4-11-22 (date of document).

Affiant Signature

4-12-22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 12 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026