Name and Address of New Owner:
Matthew Kussoff
723 McFerrin Avenue Unit A
Nashville, TN 37206

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:

Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 82/08/0A/009.00

Karen Johnson Davidson County
Batch# 842215 DEEDWARR
04/19/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220419-0045166

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, **Kelsea Best, unmarried, and Shayan Rakhit, unmarried, as joint tenants with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Kussoff, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 9, The West Eastland Townhomes, as established under Master Deed of Record in Instrument #20060718-0086336, amended in Instrument #20061026-0132919, in Instrument #20070227-0024222, and in Instrument #20070718-0085401, 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 Kelsea Best, unmarried, and Shayan Rakhit, unmarried, as joint tenants with rights of survivorship, from Michael Sluder, a married person, and Jordan Sluder, an unmarried man, by Warranty Deed dated July 24, 2019 and recorded July 24, 2019 in Instrument #20190724-0072874, 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 29th day of March, 2022.

_____(SEAL)
Kelsea Best

_____(SEAL)
Shayan Rakhit

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of March, 2022, before me personally appeared Kelsea Best and Shayan Rakhit, 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 29th day of March, 2022.

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

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

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 $440,000.00, 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 29th day of March, 2022.

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

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/29/22 (date of document).

Jennifer L. Pennell

3/31/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of March, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

