Karen Johnson Davidson County
Batch# 843164 DEEDWARR
04/20/2022 12:20:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20220420-0045804

Name and Address of New Owner:
Sean Soman and Ashton Kenney
99 Ocala Drive
Antioch, Tennessee 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 162-07-0-117.00

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, **Rachel Amelia Helvering and John Leonard Helvering III, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sean Soman, unmarried, and Ashton Kenney, unmarried, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section 2-B Whittemore Valley, of record in Plat Book 6200, Page 443, 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 Rachel Amelia Helvering and John Leonard Helvering III, wife and husband, by Warranty Deed from Patricia A. Lehmann, unmarried, of record in Instrument No. 20190403-0029968, Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 03, 2019. (Value of consideration shown in aforementioned deed $145,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 99 Ocala Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, 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.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of April, 2022.

Rachel Amelia Helvering (SEAL)

John Leonard Helvering III (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Amelia Helvering and John Leonard Helvering III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of April, 2022.

Notary Public
My commission expires: 5-5-2025

SARAH LILLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 $325,000.00, 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
12th day of April, 2022.

Notary Public
My commission expires: 5-2-2022

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

File No. ST-22-407

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 12th day of April, 2022.

04/12/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

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

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023