Name and Address of New Owner:
Tyrone Caruthers and Carolyn Caruthers
1513 Santa Rosa Court
Nashville, TN 37115

Send Tax Bills To:
Tyrone Caruthers and Carolyn Caruthers

Karen Johnson Davidson County
Batch# 847004 DEEDWARR
04/28/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20220428-0048958

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

Map & Parcel No: 052 08 0A 034.00

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, **Mona L. Tate, a single woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyrone Caruthers and Carolyn Caruthers, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF HERON WALK, SECTION 2, PHASE ONE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700, PAGE 386, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Mona L. Tate, a single woman by Warranty Deed from Julie E. Finney, now Ingram, a married woman of record as Instrument No. 20120601-0047404 in the Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on June 1, 2012.

Being also known as 1513 Santa Rosa Court, Madison, TN 37115 / Parcel No. 052 08 0A 034.00

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 15th day of April, 2022.

(SEAL)
Mona L. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2022, before me personally appeared Mona L. Tate, 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 15th day of April, 2022.

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 7/9/2024

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 $242,000.00, 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
15th day of April, 2022.

Notary Public
My commission expires: 7/9/2024
File No. 2022-4491-RS

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 4/15/22 (date of document).

Affiant Signature

4/21/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of April, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

