Karen Johnson Davidson County
Batch# 857378 DEEDWARR
05/17/2022 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20220517-0057081

Name and Address of New Owner:
Gerald Francis Coffey, Jr.
5136 Roxborour Drive
Nashville, Tennessee 37076

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Suite 100
Brentwood, Tennessee 37027

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

Map & Parcel No: 098-01-0-055.00

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, **Property Link, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gerald Francis Coffey, Jr., an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Roxborough Subdivision of record in Plat Book 5200, Page 63, 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 Property Link, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Steven Michael Vollman of record in Instrument No. 20200618-0064558 Register's Office for Davidson County, Tennessee, dated June 09, 2020 and recorded on June 18, 2020.

Being also known as 5136 Roxborough Drive Nashville, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 9th day of May, 2022.

Property Link, LLC, a Tennessee Limited Liability Company

By:_____
Steven Vollman, Directing Member

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, a Notary Public of the state and county mentioned, personally appeared Steven Vollman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Directing Member of Property Link, LLC, the within named bargainor, a Limited Liability Company, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Directing Member.

Witness my hand and seal this 9th day of May, 2022.

_____
Notary Signature
My commission expires:_____

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 05-21-2025

202205170057081

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 $355,000.00, 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 CHEATHAM

Sworn to and subscribed before me this 9th day of May, 2022.

Notary Signature
My commission expires:

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 05-21-2025

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 May 9 2022 (date of document).

Affiant Signature

May 10 2022
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 10 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

