Karen Johnson Davidson County
Batch# 861460 DEEDWARR
05/24/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,319.90
20220524-0059946

Name and Address of New Owner:
Alicia Stallings and Damilola Phillips
1501 Daphne Place
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 171030A20300CO

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, **Raul Faura and wife, Esther Faura**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alicia Stallings and Damilola Phillips, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Section Seven, Fredericksburg, of record in Book 7900, page 509, as amended in Book 9700, page 405, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Raul Faura and wife, Esther Faura by Warranty Deed Mark C Mittermeier, married, and wife, Ashley Mittermeier, October 29th, 2004, and recorded November 5th, 2004, of record in Instrument No 20041105-0133793 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1501 Daphne Place, Brentwood, TN 37027

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.

202205240059946

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of May, 2022.

_____(SEAL)
Raul Faura

_____(SEAL)
Esther Faura

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2022, before me personally appeared Raul Faura and Esther Faura, 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 16th day of May, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

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 $627,000.00, 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 DAVIDSON

Sworn to and subscribed before me this 16th day of May, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/16/22 (date of document).

Affiant Signature

5/18/22
Date

State of Tennessee

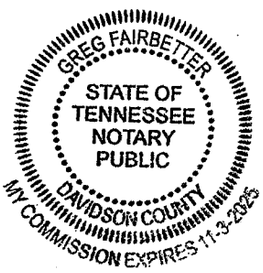
County of Davidson

Sworn to and subscribed before me this 18th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212