Name and Address of New Owner:
Tara N. Tillman
3311 Spears Road
Nashville, TN 37207

Send Tax Bills To:
New Owner

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

Map & Parcel No: 05015004700

Karen Johnson Davidson County
Batch# 866123 DEEDWARR
06/01/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220601-0063459

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, **Sandra L. Fentress and husband, David L. Fentress**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tara N. Tillman, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Section Three, Parkwood Estates, of record in Book 3300, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra L. Fentress and husband, David L. Fentress by Quitclaim Deed from Staci Coleman, Trustee dated October 15th 2011 and recorded October 21st 2011 of record in Instrument No. 20111021-0082021 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sandra L. Fentress, married by Warranty Deed from George Tarver, married dated May 26th 2006 and recorded June 5th 2006 of record in Instrument No. 20060605-0065595 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: 3311 Spears Road, Nashville, TN 37207

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 15th day of April, 2022.

Sandra L. Fentress (SEAL)
Sandra L. Fentress

David L. Fentress (SEAL)
David L. Fentress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2022, before me personally appeared Sandra L. Fentress and David L. Fentress, 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.

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 $265,000.00, 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 15th day of April, 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 4.15.22 (date of document).

Affiant Signature

4.15.22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



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