PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 868403 DEEDWARR
06/07/2022 11:41:47 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50

20220607-0065137

Commitment Number: ITA2229TN

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Zachary T. Comfort and **Hannah Kate Wilkins Comfort**, 209 Spring Ridge Ct., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

GENERAL WARRANTY DEED

Donna Vallely and **Joseph Vallely**, wife and husband, hereinafter grantor, of **Davidson County, Tennessee**, for $725,000.00 (Seven Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Zachary T. Comfort** and **Hannah Kate Wilkins Comfort**, husband and wife, hereinafter grantees, whose tax mailing address is **209 Spring Ridge Ct., Nashville, TN 37221**, the following real property:

The Land is described as follows: Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of the First Revision of McCrory Heights of record in Plat Book 9700, Page 162, 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 Donna Vallely and husband, Joseph Vallely by Warranty deed from Kimberly Ann Pettit, unmarried of record in Instrument No. 20090204-0009575 Register's Office for Davidson County, Tennessee, dated December 02, 2008 and recorded on February 04, 2009. (Value of consideration shown in aforementioned deed $305,000.00.)
Property Address is: 209 Spring Ridge Ct., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20090204-0009575 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 155-15-0-042.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on June 2, 2022:

Donna Vallely

Donna Vallely

Joseph Vallely

Joseph Vallely

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 2, 2022 by **Donna Vallely** and **Joseph Vallely** who are personally known to me or have produced TN Driver Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $725,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2 day of June, 2022.

Joseph Valley
Donna Valley
Affiant

Joseph Valley
Donna Valley
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name