Name and Address of New Owner:
Kimetrice Cox
901 Bordeaux Place
Nashville, TN 37207

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 869711 DEEDWARR
06/13/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220613-0066596

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

Map & Parcel No: 059-15-0A-101-00

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, **Jei Martin Love, FKA Jei Martin, and Santonia Love**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kimetrice Cox,a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 39 ON THE FINAL PLAT, PHASE III, CHATEAU VALLEY, OF RECORD AS INSTRUMENT NO. 20001103-0109136 (CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD AS INSTRUMENT NO. 20020103-0000854) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Jei Martin by Warranty Deed from Cumberland Builders, Inc of record as Instrument No. 20020613-0072193 in the Register's Office for Davidson County, Tennessee, dated May 15, 2002 and recorded on June 13, 2002.

For Information Only: Being Parcel 059-15-0A-101-00
Being also known as 901 Bordeaux Place, Nashville, TN 37207

Jei Martin NKA Jei Martin Love

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 1st day of June, 2022.

_____(SEAL)
Jei Martin Love

_____(SEAL)
Santonia Love

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2022, before me personally appeared Jei Martin Love and Santonia Love, 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 1st day of June, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $460,000.00, 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
1st day of June, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-4663-BT

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 6/1/22 (date of document).

Affiant Signature

6/3/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026