Karen Johnson Davidson County
Batch# 871575 DEEDWARR
06/15/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20220615-0068070

Name and Address of New Owner:
Bradley Magee and Sally Magee
1405A Arthur Avenue
Nashville, TN 37208

Send Tax Bills To:
New Owner

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

Map & Parcel No: 081160J00100CO

**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, **James Thomas Kerwin, an unmarried man, and Emily Sherman, an unmarried woman, as Joint Tenants with Right of Survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bradley Magee and Sally Magee, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, as shown on the map entitled the Declaration of Covenants, Conditions and Restrictions for 1405 Arthur Avenue Townhomes, of record in Instrument No. 20150923-0096514, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Thomas Kerwin, an unmarried man, and Emily Sherman, an unmarried woman, as Joint Tenants with Right of Survivorship, by Warranty Deed from Kent Basile, an unmarried man, recorded on September 16, 2019, of record in Instrument No. 20190916-0093503, Register's Office for Davidson County, TN.

This is improved property known as 1405A Arthur Ave., Nashville, TN 37208.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2022.

_____(SEAL)
James Thomas Kerwin

_____(SEAL)
Emily Sherman

AB
STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~DAVIDSON~~ FAIRFAX
AB

On this 2nd day of June, 2022, before me personally appeared James Thomas Kerwin and Emily Sherman, 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 2nd day of June, 2022.

Andrew Matthew Byrnes
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7928556
Com. Exp. April 30, 2025

_____
Notary Signature
My commission expires: 04/30/2025

**AFFIDAVIT OF VALUE**

STATE OF ~~TENNESSEE~~ AB Virginia )
)
COUNTY OF ~~DAVIDSON~~ AB Fairfax )

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 $755,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

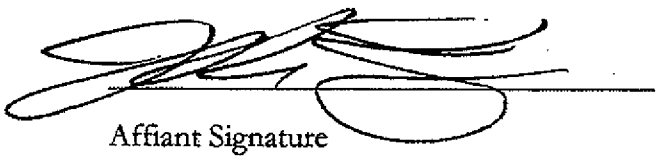
Andrew Matthew Byrnes
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7928556
Com. Exp. April 30, 2025

Sworn to and subscribed before me this 2nd day of June, 2022.

_____
Notary Public
My commission expires: 04/30/2025
File No. 2022-4747-RS

# Certificate of Authenticity

I, Joshua A. Terry, 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 6-2-22.



Affiant Signature

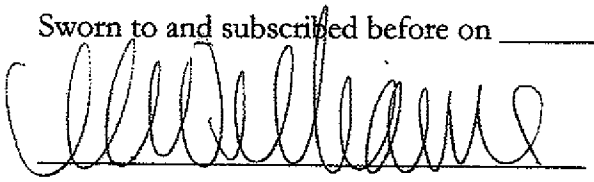
6-8-22

Date

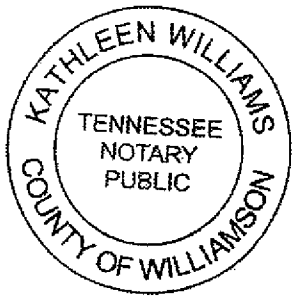
State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-8-22.



Notary Public




My Commission Expires: 5-23-23