Karen Johnson Davidson County
Batch# 874388 DEEDWARR
06/21/2022 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220621-0070151

Name and Address of New Owner:
Jonathan Greth and Rachel Greth
898 Connelly Drive
Nashville, TN 37217

Send Tax Bills To:
Jonathan & Rachel Greth
898 Connelly Drive
Nashville, TN 37217

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

Map & Parcel No: 107 13 0 017.00

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, **Patsy W. Pagan, not married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rachel M. Greth and Jonathan I. Greth, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 355 on the Map of Miro Meadows, Second Addition, as of record in Book 1424, Page 112, Register's Office for said County, described as follow:

Beginning at a point in the easterly margin of Connolly Drive at the common corners of Lots Nos. 354 and 355; thence with the line between said lots, easterly 200 feet to a point in the easterly boundary line of said subdivision; thence southerly with said line 100 feet to a concrete monument at the north margin of Kipling Drive; thence with the margin of same westerly 180 feet to another concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a concrete monument set in the Easterly margin of Connolly Drive; thence northerly with the easterly margin of said Drive, 80 feet to the beginning.

Being the same property conveyed Patsy W. Pagan, not married, by Quitclaim Deed from Patsy D. Writesman Pagan, not married of record in Instrument No. 20220401-0038140 in the Register's Office of Davidson County, Tennessee, dated April 01, 2022 and recorded on April 01, 2022.

Being the same property conveyed Charles T. Writesman and wife, Mary M. Writesman, by Warranty Deed from Raynaldo Herrera and wife, Mary F. Herrera, of record in Book 2344, Page 152, in the Register's Office of Davidson County, Tennessee, dated February 24, 1955 and recorded on February 25, 1955. Charles T. Writesman died on October 11, 2003 leaving Mary M. Writesman as surviving tenant. Since then Mary M. Writesman died on February 21, 2021, and her probate being filed at Docket No. 21P522, in the Circuit Court for Davidson County, Tennessee. Also see Affidavit of Administrator of Estate of Mary Evelyn Writesman recorded in Instrument No. 20210427-0056092, and Last Will and Testament Recorded in Instrument No. 20220331-0037376, in said Register's Office.

This improved property known as 898 Connelly Drive, Nashville, TN 37217

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 1st day of June, 2022.

Patsy W. Pagan (SEAL)
Patsy W Pagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2022, before me personally appeared Patsy W. Pagan, 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:

AFFIDAVIT OF VALUE

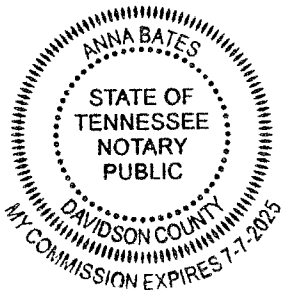
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $325,000.00, 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: 7-7-2025
File No. 2022-4556-LW



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 June 1, 2022 (date of document).

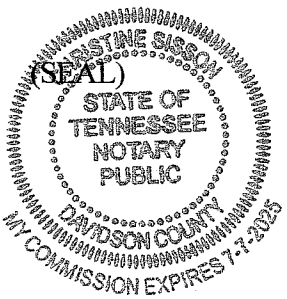
Affiant Signature

June 1, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 of June, 2022.

(SEAL)



Notary's Signature
My Commission Expires: