Name and Address of New Owner:
David W. Madeira and Elizabeth A. Madeira
1119 Winding Way Road
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 877592 DEEDWARR
06/24/2022 11:25:16 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20220624-0072419

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

Map & Parcel No: 061 07 0 284.00

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, **Jason W. Stephens and Meridith M. Dyer N/K/A Meridith Stephens, 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 **David W. Madeira and Elizabeth A. Madeira, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots Nos. 10, 11 and the Westerly 40 feet of Lot No. 12, Block "A", Jackson Park of record in Instrument No. 20150126-0007091, 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 Jason W. Stephens and Meridith M. Dyer, As Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Michael R. Dyer, of record in Instrument No. 20171017-0106304, in the Register's Office of Davidson County, Tennessee, dated October 10, 2017 and recorded on October 17, 2017.

Being the same property conveyed to Michael R. Dyer and Meridith Dyer, husband and wife, by Warranty Deed from Larry D. McClanahan et ux, Betty M. McClanahan, of record in Instrument No. 20151215-0125916, in the Register's Office of Davidson County, Tennessee, dated December 11, 2015 and recorded on December 15, 2015.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

This improved property known as1119 Winding Way, Nashville TN 37216

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 23rd day of June, 2022.

_____(SEAL)
Jason W. Stephens

_____(SEAL)
Meridith M. Dyer N/K/A Meridith Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2022, before me personally appeared Jason W. Stephens and Meridith M. Dyer N/K/A Meridith Stephens, 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 23rd day of June, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $840,000.00, 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
23rd day of June, 2022.

Notary Public
My commission expires:
File No. 2022-4824-LW

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023