Name and Address of New Owner:
Erin P. McDaniel
6641 Sunnywood Drive
Nashville, TN 37211

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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: 181-01-0B-302-00

Karen Johnson Davidson County
Batch# 881814 DEEDWARR
06/30/2022 11:18:19 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20220630-0076049

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, **Robert A. Mattus and Janina L. Mattus, husband and wife,,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erin P. McDaniel, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 67 ON THE PLAN OF SECTION TWO, PHASE THREE, 2ND ADDITION TO SUGAR VALLEY, AN RS10 CLUSTER LOT SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20140506-0038378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Robert A. Mattus and Janina L. Mattus, husband and wife by Warranty Deed from Justin J. Boyd and Whitney L. Boyd, husband and wife of record as Instrument No. 20160426-0040535 in the Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 26, 2016.

For Information Only: Being Parcel 181-01-0B-302-00
Being also known as 6641 Sunnywood Drive, Nashville, TN 37211

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 29th day of June, 2022.

(SEAL)
Robert A. Mattus

(SEAL)
Janina L. Mattus

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 29th day of June, 2022, before me personally appeared Robert A. Mattus and Janina L. Mattus, 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 29th 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~~ Williamson)

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 $610,000.00, 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
29th day of June, 2022.

Notary Public
My commission expires:
File No. 2022-4771-MJ

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