Name and Address of New Owner:
Ryan Thomas and Nicole Watson
7111 Lenox Village Drive
Nashville, TN 37211

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: 173 09 0A 007.00

Karen Johnson Davidson County
Batch# 884134 DEEDWARR
07/05/2022 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20220705-0077327

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, **Tabitha Wilson , a married woman** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Thomas , an unmarried man and Nicole Watson, an unmarried woman , as tenants in common with rights of survivorship ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Lenox Village, Section one, a planned unit development, as of record in instrument no. 20020319-0033866, registers office for Davidson county, Tennessee.

Being the same property conveyed to Tabitha Wilson, a married Woman by Warranty Deed from Craig Lawrence Evenson and Brandy Evenson, Husband and Wife of record as Instrument No. 20181213-0121343 in the Register's Office for Davidson County, Tennessee, dated December 6, 2018 and recorded on December 13, 2018.

For Information Only: Being Parcel 173 09 0A 007.00
Being also known as 7111 Lenox Village Drive, Nashville, TN 37211

** Scott Wilson hereby signs to convey any marital interest rights to the property

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. 202207050077327

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2022.

_____(SEAL)
Tabitha Wilson

_____(SEAL)
Scott Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2022, before me personally appeared Tabitha Wilson and Scott Wilson, 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 30th 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

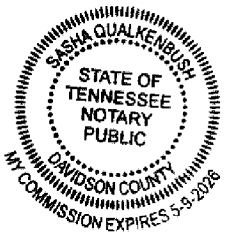
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $390,000.00, 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
30th day of June, 2022.

Notary Public
My commission expires: 5/9/26
File No. 2022-4784-BT



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/05/2022 ____ (date of document).

Affiant Signature

07/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025