Karen Johnson Davidson County
Batch# 889265 DEEDWARR
07/14/2022 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20220714-0081134

Name and Address of New Owner:
Rubie Jean Davis
5672 Chestnutwood Trail
Nashville, TN 37076

Send Tax Bills To:
Cadence Bank
2778 W. Jackson St- Bldg. C 2nd Floor
Tupelo, MS 38801

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

Map & Parcel No: 098 05 0A 116.00

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, **Matthew Poston and Karen Poston, husband and wife, as Joint Tenants with the Rights of Survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rubie Jean Davis, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 125, on the plan of Section Four, Hampton Hall, as shown on Plat of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Poston and Karen Poston, Husband and Wife, as Joint Tenants with the Rights of Survivorship, by Quit Claim Deed from Matthew Poston, A Married Man who Acquired Title as an Unmarried Man, Herein Joined by his Spouse, Karen Poston, of record in Instrument No. 20191203-0124210, in the Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on December 3, 2019.

Being the same property conveyed to Matthew Poston, an unmarried man, by Warranty Deed from Shaun M. Burroughs and wife, Judy Lynn Burroughs, of record in Instrument No. 20140204-0009756, in the Register's Office for Davidson County, Tennessee, dated January 6, 2014 and recorded on February 4, 2014.

This improved property known as 5672 Chestnutwood Trail, Nashville, TN 37076

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 13th day of July, 2022.

Matthew Poston (SEAL)

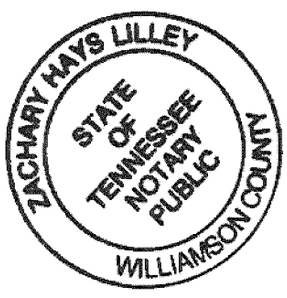
Karen Poston (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2022, before me personally appeared Matthew Poston and Karen Poston, 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 13th day of July, 2022.

Notary Signature
My commission expires: 9-23-24



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ WILSON)

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 $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

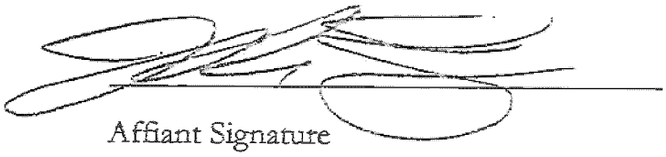
Sworn to and subscribed before me this
13th day of July, 2022.

Kayla Ann Carter
Notary Public
My commission expires: 3-7-26
File No. 2022-4814-SK

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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 7/13/22.



Affiant Signature

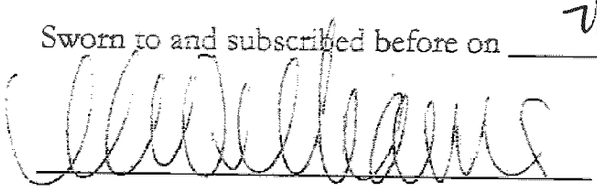
7/14/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/14/22.



Notary Public



My Commission Expires: 5.23.23