Name and Address of New Owner:
Charles Waller and Tekela Waller
3006 Conviser Drive
Nashville, TN 37207

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 890972 DEEDWARR
07/19/2022 02:19:30 PM 5 pgs
Fees: $28.00 Taxes: $825.10
20220719-0082836

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

Map & Parcel No: 06012016100

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, **Gwendolyn Elaine Baker , and Billy Wayne Brown** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Waller and Tekela Waller, joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 7A ON THE ZONE LOT DIVISION OF LOTS NOS. 4, 5, 6 AND 7, SECTION 1, ANANOROC SUBDIVISION OF RECORD IN BOOK 6200, PAGE 752, REGISTER'S OFFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH AMENDS BOOK 6050, PAGE 210, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANGELA T. BAKER, UNMARRIED, BY DEED FROM JAMES D. GILMORE, UNMARRIED, RECORDED ON OCTOBER 30, 1989, OF RECORD IN BOOK 7971, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3006 CONVISER DR., NASHVILLE, TN 37207.

Angela T Baker now known as Angela T Brown who passed away on 5/19/22

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 _18th__ day of July , 2022.

(SEAL)
Gwendolyn Elaine Baker

(SEAL)
Billy Wayne Brown

STATE OF California
COUNTY OF San Diego

On this 18th day of July, 2022, before me personally appeared Gwendolyn Elaine Baker, 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 18th day of July , 2022.

Notary Signature
My commission expires: MAY 15, 2024

ROSAURA ORTEGA LOPEZ
Notary Public - California
Sacramento County
Commission # 2328236
My Comm. Expires May 15, 2024

STATE OF ____
COUNTY OF _____

On this 18th day of July, 2022, before me personally appeared Billy Wayne Brown, 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 18th day of July , 2022.

Notary Signature
My commission expires:

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the _18th__ day of July , 2022.

_____(SEAL)
Gwendolyn Elaine Baker

_____(SEAL)
Billy Wayne Brown

STATE OF ____
COUNTY OF _____

On this 18th day of July, 2022, before me personally appeared Gwendolyn Elaine Baker, 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 18th day of July , 2022.

_____
Notary Signature
My commission expires:

STATE OF Florida
COUNTY OF Clay

On this 18th day of July, 2022, before me personally appeared Billy Wayne Brown, 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 18th day of July , 2022.

_____
Notary Signature
My commission expires: 3/30/2024

ARTHUR R. PAPALE
Commission # GG 965958
Expires March 30, 2024
Bonded Thru Budget Notary Services

AFFIDAVIT OF VALUE

STATE OF TN)
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 $223,000.00, 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
18th day of July 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-4593-BT

BRITTANY TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 7-18-22 (date of document).

Affiant Signature

7-19-22

Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL:

