Karen Johnson Davidson County
Batch# 891603 DEEDWARR
07/20/2022 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220720-0083179

Name and Address of New Owner:
Bryan Sutor and Alexis Sutor
909 South Woodstone Lane
Nashville, TN 37211

Send Tax Bills To: Chase Records Center
700 Kansas Ln
Monroe, LA 71203

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

Map & Parcel No: 172-03-0A-088.00

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, **Leif Skartland, II and Bianca Nichole Cantu, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexis Sutor and Bryan Sutor, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF THE WOODLANDS, PHASE I, SECTION I OF RECORD IN PLAT BOOK 6900, PAGE(S) 498 AND 499, 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 LEIF SKARTLAND II AND BIANCA NICHOLD CANTU, HUSBAND AND WIFE, RECORDED ON JUNE 2, 2016, OF RECORD IN INSTRUMENT NO. 20160602-0055736, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

*BIANCA NICHOLD CANTU IS A PREVIOUS MISSPELLING AND IS ONE AND THE SAME AS BIANCA NICHOLE CANTU

THIS IS IMPROVED PROPERTY KNOWN AS 909 SOUTH WOODSTONE LANE, NASHVILLE, TN 37211.

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 22nd day of July, 2022.

_____ (SEAL)
Leif Skartland, II

_____ (SEAL)
Bianca Nichole Cantu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2022, before me personally appeared Leif Skartland, II and Bianca Nichole Cantu, 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 22nd day of July, 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 $520,000.00, 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 20th day of July, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-4844-VM

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

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 July 20, 2022 (date of document).

Affiant Signature

July 20, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

NOTARY'S SEAL