Name and Address of New Owner:
Timothy Semisch and Taylor Crumley
904 Forest Dale
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 893781 DEEDWARR
07/26/2022 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20220726-0085130

Send Tax Bills To:
CMG Mortgage, Inc. dba CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

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

Map & Parcel No: 074 04 0 082.00

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, **Petra Aylward, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Semisch and Taylor Crumley, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plat of Section Twelve, Hermitage Hills, as of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Aylward and wife, Petra Aylward, by Warranty Deed from Gary L. Samuelson and wife, Dawn L. Samuelson, of record in Book 8321, Page 579, in the Register's Office of Davidson County, Tennessee, dated March 28, 1991 and recorded on April 02, 1991. *Petra Aylward and Robert Joseph Aylward having since divorced at Case No. 95D-576 recorded in Book 9844, Page 369, in the Fourth Circuit Court for Davidson County, Tennessee. Petra Aylward has since remarried, Brent Godard is not joining in the execution of this Deed due to never residing in the referenced property.*

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

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 25th day of July, 2022.

Petra Aylward (SEAL)
Petra Aylward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2022, before me personally appeared Petra Aylward, 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 25th day of July, 2022.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

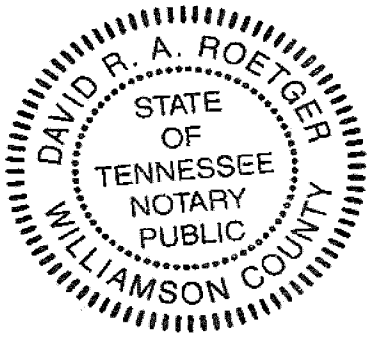
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Wilke
(Affiant)

Sworn to and subscribed before me this
25th day of July, 2022.

Notary Public
My commission expires: 6.21.25
File No. 2022-4905-SK



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.25.2022 (date of document).

Affiant Signature

7.25.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 25TH day of JULY, 2022.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25