Name and Address of New Owner:
Jazmon Howard
1812 Hailey Ave.
Nashville, TN 37218

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 895766 DEEDWARR
07/28/2022 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20220728-0086338

Map & Parcel No: 032-09-0B-035-00

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, **Kevin Hogan and Katrin Gartner, joint tenants with full right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jazmon Howard, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 50, on the Plan of Quail Ridge, Phase Three, Section Seven, of record in Instrument Number 20070418- 0046363, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the properties.

Being the same property conveyed to Kevin Hogan and Katrin Gartner, as joint tenants with full rights of survivorship by Warranty Deed from William A. Cash, Jr., dated January 25, 2022, of record in Instrument No. 20220118-0006355, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is an improved property known as 221 Indian Summer Court, Nashville, TN 37207

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 20th day of July, 2022.

_____(SEAL)
Kevin Hogan

_____(SEAL)
Katrin Gartner

STATE OF Florida
COUNTY OF Pasco

On this 20th day of July, 2022, before me personally appeared Kevin Hogan and Katrin Gartner, 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 20th day of July, 2022.

EILEEN GINTER
Notary Public - State of Florida
Commission # HH 167832
My Comm. Expires Oct 5, 2025
Bonded through National Notary Assn.

_____
Notary Signature
My commission expires: 10/05/2025

AFFIDAVIT OF VALUE

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 $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/20/22 (date of document).

Affiant Signature

7/28/22
Date

State of Tennessee

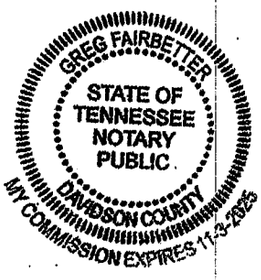
County of Davidson

Sworn to and subscribed before me this 28th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212