Karen Johnson Davidson County
Batch# 900801 DEEDWARR
08/09/2022 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20220809-0090550

Name and Address of New Owner:
Keri Cynecki
928 Patio Drive
Nashville, TN 37214

Send Tax Bills To:
Keri Cynecki

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

Map & Parcel No: 108-03-0A-015-00

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, **Jamie White-Harrison, a married woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keri Cynecki, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11, Unit N-15, a Horizontal Property Regime, on the Plan of Patio Villa Subdivision, Phase II, Section 3, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jamie White-Harrison, an unmarried woman by deed dated June 22, 2017 from Sandra Miller Duncan fka Sandra M. Miller, a married woman recorded in Instrument No. 20170626-0064272, Register's Office.

Louis Harrison hereby joins in to convey any right he may have, marital or otherwise.

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 8th day of August, 2022.

Louis Harrison (SEAL)

Jamie White Harrison (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2022, before me personally appeared Louis Harrison and Jamie White Harrison, 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 8th day of August, 2022.

Notary Signature
My commission expires: 3/3/25

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 $215,000.00, 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
8th day of August, 2022.

Notary Public
My commission expires: 3/3/25
File No. 2022-5016-RS

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 8/8/22 (date of document).

Affiant Signature

8/8/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL:

