Karen Johnson Davidson County
Batch# 906781 DEEDWARR
08/23/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,256.63
20220823-0095256

Name and Address of New Owner:
Valentina Hall
6017 Gessner Ln.
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 172-05-0B-115.00-CO

**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, **James C. Vick and Amanda Vick, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Valentina Hall, unmarried**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat for Sterling Oaks, Phase III, of record in Plat at Instrument No. 20001122-0115320, 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 James C. Vick by Warranty Deed from Norman M. Nelson and Evon Flesberg Nelson, husband and wife, of record in Instrument No. 20130620-0063464 Register's Office for Davidson County, Tennessee, dated June 18, 2013 and recorded on June 20, 2013.

Amanda Vick joins in this conveyance to convey any marital interest she may have on the property described within.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 17th day of August, 2022.

James C. Vick (SEAL)

Amanda Vick (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sarah Lile the undersigned, a Notary Public in and for the County and State, the within named James C. Vick and Amanda Vick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 17th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

**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 $609,900.00, 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
17th day of August, 2022.

Notary Public
My commission expires: 5-5-2025

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. ST-22-514

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 8/17/2022 (date of document).

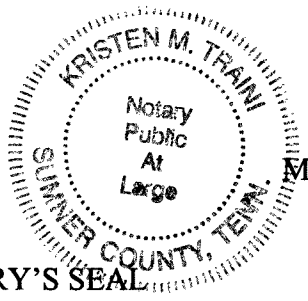
Jennifer Russell
Affiant Signature

8/23/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of August 2022.




Notary's Signature

NOTARY'S SEAL MY COMMISSION EXPIRES: 10/21/2024