Karen Johnson Davidson County
Batch# 912829 DEEDWARR
09/06/2022 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20220906-0099914

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Anita Chesney 113 Chestnut Bend Drive Greensboro, NC 27406	Same as Owner	034-13-0-106

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, **Arzavial L. Maxwell and wife, April Payton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anita Chesney,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain tract or parcel of land located in Davidson County, State of Tennessee, being Lot No. 16, Block B, East Lawn Subdivision, of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arzavial L. Maxwell, a single man by Warranty Deed from Equity Trust Company Custodian FBO #46468 Roth IRA, 50% undivided interest; and Equity Trust Company Custodian FBO Account #60199 Traditional IRA, 50% undivided interest of record as Instrument No. 20061205-0150194 in the Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 5, 2006.

The said Arzavial L.Maxwell has since married. April Payton, spouse of Arzavial L. Maxwell, joins in the execution of this instrument for the purpose of conveying any and all interest she may have, martial or otherwise.

For Information Only:
Being also known as 148 Welworth Street, Madison, TN 37115

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 2nd day of September, 2022.

Arzavial Maxwell (SEAL)
Arzavial L. Maxwell

April Payton (SEAL)
April Payton

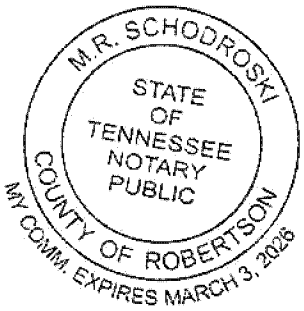
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2022, before me personally appeared Arzavial L. Maxwell and April Payton, 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 2nd day of September, 2022.

M.R. Schodroski

Notary Signature
My commission expires: 3/3/2026



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 $255,000.00, 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
2nd day of September, 2022.

Notary Public
My commission expires: 1-6-2025
File No. 2022-1182

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 9/2/2022 (date of document).

Affiant Signature

9-6-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026