Karen Johnson Davidson County
Batch# 914942 DEEDWARR
09/09/2022 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20220909-0101215

Name and Address of New Owner:
Abraham Sutton and Leora Huebner
401 Bowling Avenue
Nashville, TN 37205

Send Tax Bills To:
Abraham Sutton and Leora Huebner
Same

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 104-13-0B-078-00-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, **Windsor Properties, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abraham Sutton, and Leora Huebner, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. Lot No. 78, Unit No. 86 on the Plan of Richmeade Place, Section Five of record in Plat Book 5210, Page 141, 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 Windsor Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from William Collins and wife, Lori Etzel Collins of record in Instrument No. 20110804-0060030 and Affidavit recorded in Instrument No. 20121114-0104613 Register's Office for Davidson County, Tennessee, dated July 20, 2011 and recorded on August 04, 2011. (Value of consideration shown in aforementioned deed $314,900.00.)

This is __X__ improved _____ unimproved property also known as 401 Bowling Avenue Nashville, TN 37205.

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 8th day of September, 2022.

Windsor Properties, LLC, a Limited Liability Company

Deanna Hargrove (SEAL)

by: Deanna Hargrove, Corporate Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Emily Crowder of the state and county mentioned, personally appeared Deanna Hargrove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CA agent of Windsor Properties, LLC, the within named bargainor, a Limited Liability Company, and that such corporate agent as such corporate agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as corporate agent.

Witness my hand and seal, at office in Ashland City, this 8th day of September, 2022.

Notary Signature

Printed Name: Emily Crowder

My commission expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Langley Edick
(Affiant)

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

Notary Public
My commission expires: 8/20/24
File No. 2022-509

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 8, 2022.

J. Carlton Drumwright

September 8, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 8, 2022.

Notary

My Commission Expires: 12/18/22

