Karen Johnson Davidson County
Batch# 915150 DEEDWARR
09/12/2022 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220912-0101552

Name and Address of New Owner:
Drew McIlvain
1560 Birchwood Circle
Franklin, TN 32561

Send Tax Bills To:
New Owner

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

Map & Parcel No: 104-01-0-031

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, **Reginald H. General, sole owner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Drew McIlvain, sole owner,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described real estate in Davidson County, Tennessee:

Being Lot N. 72 on the Plan of Valley View Subdivision, Section 2, as of record in Book 2330, Page 103, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 60 feet on the easterly margin of 38th Avenue North and runs back 121.69 feet on the north and 121.16 feet on the south to a dead line in the rear which measures 60 feet thereon.

Being the same property conveyed to Reginald H. General by Quitclaim Deed dated August 15, 2022 from Tawana Rogers recorded in Instrument No. 20220817-0093231 in the Register's Office.

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.

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.

_____(SEAL)
Reginald H. General

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2022, before me personally appeared Reginald H. General, 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 September, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $285,000.00, 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 September, 2022.

Notary Public
My commission expires:
File No. 2022-5219-RS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 9/8/22 (date of document).

Regina Sullo
Affiant Signature

9/12/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of September, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

