Karen Johnson Davidson County
Batch# 932367 DEEDWARR
10/21/2022 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20221021-0114682

Name and Address of New Owner:
Victoria Vatral and Caleb Vatral
7818 Old Charlotte Pike
Nashville, TN 37209

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: 113 00 0 015.00

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, **Evan C. Rees and Ashley N. Rees, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Victoria Quinn Vatral and Caleb Michael Vatral, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly described according to a survey by John B. Kohl, III, dated August 20, 1998, as follows: Beginning at a point in the South boundary of the McCall Grave Yard at the Northwest corner of the Charles Mangrum property; thence North 86 degrees 30 minutes West 75 feet to a point, thence South 11 degrees West 215 feet to a point, thence South 86 degrees 30 minutes East 75 feet to a point, thence North 11 degrees East 215 feet to the point of Beginning.

Being the same property conveyed to Evan C. Rees and Ashley N. Rees, husband and wife, by Warranty Deed from Robert Bowe, unmarried, of record in Instrument No. 20201218-0150209, in the Register's Office of Davidson County, Tennessee, dated December 15, 2020 and recorded on December 18, 2020.

Being the same property conveyed to Robert Bowe, unmarried, by Warranty Deed from Suzanne Marie Denton, unmarried, of record in Instrument No. 20011217-0139103, in the Register's Office of Davidson County, Tennessee, dated December 14, 2001 and recorded on December 17, 2001.

This improved property known as 7818 Old Charlotte Pike, Nashville, TN 37209.

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 19th day of October, 2022.

_____(SEAL)
Evan C. Rees

_____(SEAL)
Ashley N. Rees

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2022, before me personally appeared Evan C Rees and Ashley N. Rees, 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 19th day of October, 2022.

_____
Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ DICKSON)

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 $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Corey Jeuhews
(Affiant)

Sworn to and subscribed before me this
19th day of October, 2022.

Notary Public
My commission expires: 01/21/26
File No. 2022-5323-LW

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

Tennessee Certification of Electronic Document

I, Jami K. Averwater, **do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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** October 20 2022 **(date of document).**

Jami K. Averwater

Signature

October 20, 2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th **day of** October, **2022**

Melody Lynn Carr

Notary Public
My Commission Expires:
Seal

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025