Karen Johnson Davidson County
Batch# 933581 DEEDWARR
10/25/2022 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20221025-0115664

Name and Address of New Owner:
Kate Formway and Mackenzie Formway
100 Monticello Avenue
Goodlettsville, TN 37115

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: 034 09 0 141.00

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, **Onna V. Parker, III, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kate Elaine Formway, and Mack Formway, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Gateway Section 2, of record in Plat Book 3300, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Onna V. Parker III, a single man, by Warranty Deed from Samuel Bailey Heggie, III and wife, Samantha Beth Heggie, of record in Instrument No. 20180110-0003237, in the Register's Office of Davidson County, Tennessee, dated January 9, 2018 and recorded on January 10, 2018.

This improved property known as 100 Monticello Avenue, Goodlettsville, TN 37115.

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 17th day of October, 2022.

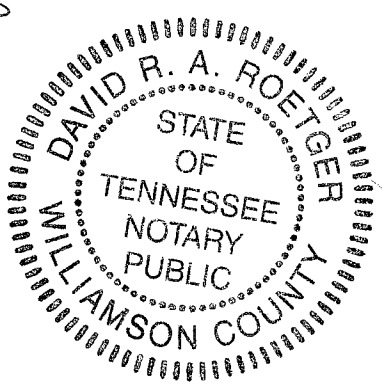
_____ III (SEAL)
Onna V. Parker, III

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17th day of October, 2022, before me personally appeared Onna V. Parker, III, 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 17th day of October, 2022.

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



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 $260,000.00, 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
17th day of October, 2022.

Notary Public
My commission expires: 7-7-2025
File No. 2022-5311-LW

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 10/17/2022, (date of document).

Affiant Signature

10/25/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of Oct, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON