Name and Address of New Owner:
Robert Brigman and Kevin Halter
113 Zuric Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 933663 DEEDWARR
10/25/2022 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20221025-0115773

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

Map & Parcel No: 128 15 0A 084.00

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, **Volunteer State Bank**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Brigman, and Kevin Halter, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 85, Final Subdivision, Still Spring Hollow, Section 2, Phase 1, as of record in Instrument No. 20031111-0164936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Volunteer State Bank by Warranty Deed In Lieu Of Foreclosure from Marcus E. Smith and Destiny C. Barnes-Smith of record in Instrument No. 20220818-0093509, in the Register's Office of Davidson County, Tennessee, dated August 16, 2022 and recorded August 18, 2022.

Being the same property conveyed to Marcus Smith and Destiny Smith, husband and wife, by Warranty Deed from James Carlton, unmarried, of record in Instrument No. 20170628-0065003, in the Register's Office of Davidson County, Tennessee, dated June 23, 2017 and recorded June 28, 2017.

This improved property known as 113 Zuric Court, Nashville, TN 37221.

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 24th day of October, 2022.

Volunteer State Bank

By: VP Loss Mitigation (SEAL)
Jimmy Overton, VP Loss Mitigation

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24th day of October, 2022, before me personally appeared Jimmy Overton, VP Loss Mitigation of Volunteer State Bank, 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 24th 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)

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN D. LILLEY
(Affiant)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

Sworn to and subscribed before me this
24th day of October, 2022.

Notary Public
My commission expires: 1-3-2023
File No. 2022-5223-LW

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 10.24.2022 (date of document).

Affiant Signature

10.24.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24TH day of OCTOBER, 2022.

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

Notary Public

COMMISSION EXPIRES: 6.21.25