Karen Johnson Davidson County
Batch# 935430 DEEDWARR
10/28/2022 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $973.10
20221028-0116976

Name and Address of New Owner:
Ramin Armaz and Alyse Meier
521 Park Court
Nashville, TN 37211

Send Tax Bills To:
Cadence Bank
2778 West Jackson Street
Building C, 2nd Floor
Tupelo, MS 38801

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

Map & Parcel No: 162-01-0E-011-00

WARRANTY DEED 37365

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, **Emma West, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ramin Armaz, and wife, Alyse Meier,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain Planned Unit Development in Davidson County, Tennessee, being Lot No. 11 on the plan of Park Court, of record in Book 6900, Page 967, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Elmer T. Church, unmarried (erroneously described as an unmarried "man" when the grantee was in fact an unmarried "woman") by Warranty Deed from Toni M. Ransom, an unmarried person, of record in Instrument No. 20010907-0097505, in the Register's Office of Davidson County, Tennessee, dated August 31, 2001 and recorded on September 7, 2001.

Elmer Church executed a Durable Power of Attorney for Financial Management dated September 5, 2019, of record in Instrument No. 20191205-0125794, Register's Office for Davidson County, Tennessee, naming Stephen E. Degenhardt as her attorney in fact.

Elmer Church, by and through her attorney in fact Stephen E. Degenhardt pursuant to the aforesaid a Durable Power of Attorney for Financial Management, conveyed a two percent (2.00%) interest, as tenants in common with rights of survivorship, to Emma West by quitclaim deed dated December 5, 2019, of record in Instrument No. 20191205-0125795, Register's Office for Davidson County, Tennessee.

Elmer Church, being also known as Elmer T. Church, died on July 22, 2020, leaving Emma West as the sole surviving tenant.

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 27th day of October, 2022.

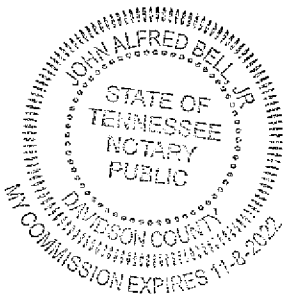
Emma West (SEAL)
Emma West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2022, before me personally appeared Emma West, 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 27th day of October, 2022.

Notary Signature
My commission expires:



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 $263,000.00, 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
27th day of October, 2022.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 9/8/25
File No. 2022-5324-RS

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/28/22

GEORGE E. MUDTER, JR.
Dated 10/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

