Karen Johnson Davidson County
Batch# 938503 DEEDWARR
11/07/2022 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221107-0119514

Name and Address of New Owner:
Lauren Elizabeth-Estes Bottoms and Cody Joe Bottoms
1016 Kipling Drive
Nashville, TN 37217

Send Tax Bills To:
Lauren Elizabeth-Estes Bottoms and Cody Joe Bottoms
1016 Kipling Drive
Nashville, TN 37217

This Instrument Prepared By:
First National Title & Escrow
1100 Aquidneck Avenue
Middletown, RI 02842

Map & Parcel No: 107 14 0 128.00

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, **Robert J. Armstrong, Jr. and Shannon L. Stoner, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cody Joe Bottoms and Lauren Elizabeth-Estes Bottoms, husband and wife, as Joint Tenants with Rights of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of Miro Meadows Subdivision, of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 70 feet on the east side of Kipling drive and runs back between parallel lines 143 feet to a dead line.

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.

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded at Book * at Page _____ in the Registry's Office of Davidson County, Tennessee.

*Instrument No. 20220210-0015653

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of November, 2022.

_____(SEAL)
Robert J. Armstrong, Jr.

_____(SEAL)
Shannon L. Stoner

STATE OF ~~RHODE ISLAND~~ Tennessee KAC
COUNTY OF ~~NEWPORT~~ KAC Davidson

On this 3rd day of November, 2022, before me, the undersigned notary public, personally appeared Robert J. Armstrong, Jr. and Shannon L. Stoner, personally known to the notary or proved to the notary through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to the notary that he (she) signed it voluntarily for its stated purpose.

_____
Notary Public Signature

Seal:

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

AFFIDAVIT OF VALUE

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.

_____
Robert J. Armstrong, Jr.

_____
Shannon L. Stoner

STATE OF ~~RHODE ISLAND~~ Tennessee KAC
COUNTY OF ~~NEWPORT~~ KAC Davidson

On this 3rd day of November, 2022, before me, the undersigned notary public, personally appeared Robert J. Armstrong, Jr. and Shannon L. Stoner, personally known to the notary or proved to the notary through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document in my presence, and who swore or affirmed to the notary that the contents of the document are truthful and accurate to the best of his (her) knowledge and belief.

_____
Notary Public Signature

Seal:

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Tennessee Certification of Electronic Document

I, Cody Nall, 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 11/3/22 (date of document).

Cody Nall
Affiant Signature

11/7/22
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 7th day of November, 2022.

Sharon K Bell
Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.