Name and Address of New Owner:
Ammon Shreibman and Ruth Shreibman
3124 Murfreesboro Pike
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 947007 DEEDWARR
12/02/2022 10:36:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20221202-0126222

Send Tax Bills To:
Ammon Shreibman and Ruth Shreibman
Same

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

Map & Parcel No: 16400004200

# 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, **James Michael Elkins and wife, Deborah Jean Elkins**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ammon Shreibman and spouse, Ruth Shreibman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A TRACT OF LAND IN THE 2ND, FORMERLY THE 3RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NO. 5 AND 6 IN THE SUBDIVISION OF THE LAND OF THOMAS J. MILLER, DECEASED, AS PARTITIONED AMONG HIS HEIRS-AT-LAW, OF RECORD IN BOOK 115, PAGE 324, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 1 ON THE PLAN OF THE POPE FARM, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, FEBRUARY 28, 1951, AS FOLLOWS:

BEGINNING IN THE CENTER OF THE MURFREESBORO PIKE AT THE CORNER OF LOTS NOS. 5 AND 6 IN THE SUBDIVISION OF THE SAID THOMAS J. MILLER LANDS; THENCE NORTH 37° 45' EAST 731 FEET; THENCE NORTH 34° 40' EAST 844 FEET TO THE CORNER OF LOTS NOS. 1 AND 7 ON SAID SURVEY; THENCE WITH THE SOUTHERLY LINE OF LOTS NOS. 7, 6 AND 5, NORTH 85° 45' WEST 629 FEET TO THE CORNER OF LOTS NOS. 1 AND 2 ON SAID SURVEY; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 31° 15' WEST 1145 FEET TO THE CENTER OF THE MURFREESBORO PIKE; THENCE WITH THE CENTER OF SAME, SOUTH 46° EAST 445.5 FEET TO THE BEGINNING, CONTAINING 15.48 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES MICHAEL ELKINS AND WIFE, DEBORAH JEAN ELKINS, BY WARRANTY DEED FROM JERRY EDWARD ELKINS, RECORDED ON AUGUST 4, 2005, OF RECORD IN INSTRUMENT NO. 20050804-0091578, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

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 29th day of November, 2022.

(SEAL)
James Michael Elkins

(SEAL)
Deborah Jean Elkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 2022, before me personally appeared James Michael Elkins and Deborah Jean Elkins, 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 29th day of November, 2022.

Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

## AFFIDAVIT OF VALUE

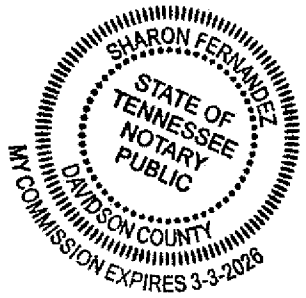
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $1,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mamye E. Jones
(Affiant)

Sworn to and subscribed before me this
29th day of November, 2022.

Sharon Fernandez
Notary Public
My commission expires: 3/3/26
File No. 2021-3384



**Tennessee Certification of Electronic Document**

I, Sharon Fernandez, 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 11/29/22 (date of document).

Regina Sullo
Affiant Signature

12/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of December, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

