Name and Address of New Owner:
Blake Chaffin
4400 Little Marrowbone Road
Nashville, TN 37080

Karen Johnson Davidson County
Batch# 947029 DEEDWARR
12/02/2022 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,063.75
20221202-0126249

Send Tax Bills To:
Blake Chaffin
Same

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

Map & Parcel No: 037-00-0-063

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, **Donald R. Gregory and wife, Nancy Jo Gregory**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blake Chaffin, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, and lying North of Little Marrowbone Creek Road, and being described according to a survey by Barry Greer and Associates, dated October 30, 1978, as follows:

Beginning at a point on the northerly margin of Litte Marrowbone Creek Road, the same being the southwest corner of the property herein described and the southeast corner of the property vested in Minnie Finch, as evidenced by deed of record in Book 4585, Page 216, Register's Office for said County; thence along the easterly boundary line of the Minnie Finch property, North 12 degrees 45 minutes West 1090 feet to a point thence North 77 degrees 15 minutes East 200 feet to a point; thence South 12 degrees 45 minutes East 1090 feet to a point on the northerly margin of Little Marrowbone Creek Road; thence along the northerly margin of Little Marrowbone Creek Road; thence along the northerly margin of Little Marrowbone Creek Road South 77 degrees 15 minutes West 200 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to Donald R. Gregory and wife, Nancy Jo Gregory by Quitclaim Deed dated May 4, 1987 from Donald R. Gregory and wife, Nancy Jo

Gregory, William F. Steele jointed by his wife, Ida Mae Bean Steele, recorded June 10, 1987 in Book 7263, Page 424 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of November, 2022.

Donald R. Gregory (SEAL)
Donald R. Gregory

Nancy Jo Gregory (SEAL)
Nancy Jo Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2022, before me personally appeared Donald R. Gregory and Nancy Jo Gregory, 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 30th 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

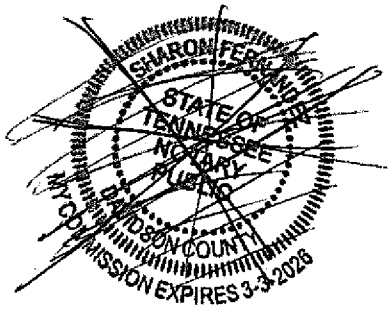
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

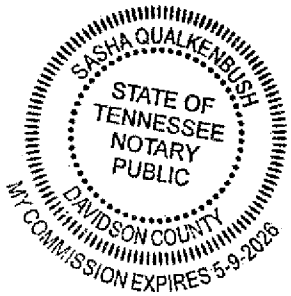
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,500.00, 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 30th day of November, 2023.

Notary Public
My commission expires:
File No. 2022-5513-MR





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 11/30/22 (date of document).

Regina Sullo
Affiant Signature

12/7/22
Date

State of TN

County of DAVIDSON

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

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

