Name and Address of New Owner:
Ana M. Del Rio
821 Sandburg Place
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 962738 DEEDWARR
01/19/2023 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,176.60
20230119-0004522

Send Tax Bills To:
New Owner

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

Map & Parcel No: 108 08 0 264.00

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, **Madison Sidebottom, a/k/a Madison Blaine Sidebottom, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ana M. Del Rio, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Three, Reelfoot, of record in Book 6250, Pages 167 and 168, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Madison Sidebottom, a/k/a Madison Blaine Sidebottom, unmarried, by Warranty Deed from Seline Bolton, unmarried, of record in Instrument No. 20200813-0090416, in the Register's Office of Davidson County, Tennessee, dated August 07, 2020, and recorded on August 13, 2020.

This improved property known as 821 Sandburg Place, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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 19th day of January, 2023.

Madison Sidebottom, a/k/a Madison Blaine Sidebottom

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of January, 2023, before me personally appeared **Madison Sidebottom, a/k/a Madison Blaine Sidebottom**, 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 19th day of January, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $318,000.00, 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
19th day of January, 2023.

Notary Public
My commission expires:
File No. 2022-5516-SK

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 1/19/23 *(date of document)*.

Custodian's Signature 1/19/23 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023