Karen Johnson Davidson County
Batch# 972944 DEEDWARR
02/22/2023 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20230222-0012493

Name and Address of New Owner:
Carissa Faye Kisano Thorne and Shelley Thorne
513 Saint Paul Drive
Nashville, TN 37076

Send Tax Bills To:
Lower, LLC
8621 Robert Fulton Dr.Ste. 150
Columbia, MD 21046

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

Map & Parcel No: 075-04-0-137

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, **Jessie Beard, unmarried**, "the Grantor," has this day bargained and sold and by these presents docs hereby sell, give, transfer and convey unto **Carissa Faye Kisano Thorne, Unmarried Woman, and Shelley Thorne, Unmarried Woman, As Joint Tenants with Rights of Survivorship** , "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:

Land in Davidson County, Tennessee, being Lot No. 348 on the Plan of Section Six, Tulip Grove of record in Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessie Beard, unmarried, by Deed dated July 3, 2019 from Sheralyn Dix and Jonathan Ryan Dix, wife and husband, recorded July 5, 2019 in Instrument No. 20190705-0065541 in the Register's Office.

This improved property known as 513 Saint Paul Drive, Nashville, TN 37076

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 10th day of February, 2023.

Jessie L Beard (SEAL)
Jessie Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2023, before me personally appeared Jessie Beard, 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 10th day of February, 2023.

Lilley
Notary Signature
My commission expires:

KAYLA 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 $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Audrey Sidle
(Affiant)

Sworn to and subscribed before me this
10th day of February, 2023.

Karla Lilley
Notary Public
My commission expires:
File No. 2023-5588-SK

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

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 February 10, 2023.

Affiant Signature

Date: February 10, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this February 10, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

