Karen Johnson Davidson County
Batch# 981208 DEEDWARR
03/15/2023 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20230315-0018829

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Mid TN Home Alliance LLC 209 Logan Circle Franklin, TN 37067	Same as the Owner	041 12 0 054.00

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, **Russell Roberts and Jennifer Roberts, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mid TN Home Alliance LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 79 Plan of Section III, Bellshire Estates, as of record in Book 2133, Page 112, Register's for said County, described as follows:

Beginning at a point in the North margin of Westchester Drive at the corner of Lots Nos 78 and 79; thence with the line between said lots Northerly 211.3 feet to a corner of Lot No. 80; thence with the line between Lots Nos. 79 and 80 Westerly 218 feet to the Easterly margin of Oxbow Drive; thence with the margin of the same Southerly 170 feet to the beginning of a curve; thence around said curve Southeasterly 39.3 feet to the North margin of Westchester Drive; thence with the margin of the same Easterly 149.5 feet to the point of beginning.

Being the same property conveyed to Russell Roberts and Jennifer Roberts, by Warranty Deed from Stephen Alan Pope, Sr., Executor of the Estate of Mary Lou Miles, of record in Instrument No. 20200709-0074789, in the Register's Office of Davidson County, Tennessee, dated June 29, 2020 and recorded on July 09, 2020.

For Informational Purposes: Being known as 1128 Westchester Drive, Nashville, TN 37207; Parcel No. 041 12 0 054.00

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 15th day of March, 2023.

_____ (SEAL)
Russell Roberts

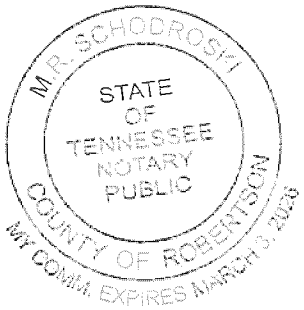
_____ (SEAL)
Jennifer Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2023, before me personally appeared Russell Roberts and Jennifer Roberts, 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 15th day of March, 2023.

M. L Schodrosk
Notary Signature
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 $240,000.00, 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
15th day of March, 2023.

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 1-6-2025
File No. 2023-1302

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 3/15/2023 (date of document).

Affiant Signature

3/15/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2023.

Notary's Signature

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL