Name and Address of New Owner:
Robert Fay and Marina Ray Troxel
5004 West Durrett Drive,
Nashville, TN 37211

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: 147-10-0-061

Karen Johnson Davidson County
Batch# 981585 DEEDWARR
03/16/2023 12:09:19 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20230316-0019102

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, **Emily Jensen and Madeleine Roe, both unmarried, joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Ward Fay, unmarried, and Marina Ray Troxel, unmarried, joint tenants with right of survivorship,** "the Grantees," 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. 306 on the Plan of Section Five Caldwell Country Estates of record in Plat Book 3300, Page 16, in the Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 306 fronts 153.09 feet on the Southerly side of West Durrett Drive and extends back 129 feet on the Westerly line and131 feet on the Easterly line to a dead line in the rear on which measures 52.1 feet.

Being the same property conveyed to Emily Jensen and Madeleine Roe, both unmarried, joint tenants with right of survivorship by deed dated February 22, 2021 from Melanie Perry, unmarried, recorded February 26, 2021 in Instrument No. 20210226-0024613 in the Register's office.

Being the same property conveyed to Melanie Perry by deed dated July 16, 2014 from Marjorie D. Sinor, unmarried, recorded July 18, 2014 in Instrument No. 20140718-0063850 in the Register's office.

This property more commonly known as 5004 West Durrett Drive, Nashville, TN 37211.

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 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 14th day of March, 2023.

Emily Jensen (SEAL)
Emily Jensen

Madeline Roe, by Emily Jensen, Attorney-in-Fact (SEAL)
Madeline Roe, by Emily Jensen,
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

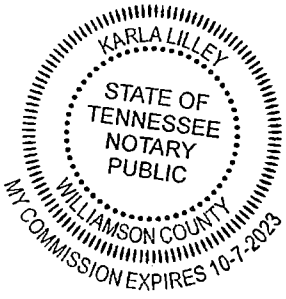
On this 14th day of March, 2023, before me personally appeared Emily Jensen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2023.

_____
Notary Signature

My commission expires:

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

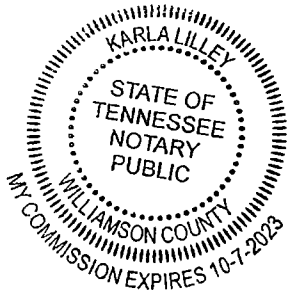
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Emily Jensen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Madeline Roe and who acknowledged the execution of the same to be the free act and deed of Madeline Roe, under said Power of Attorney.

Witness my hand this 14th day of March, 2023.

_____
Notary Signature

My commission expires:

(SEAL)



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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant) Brian Payne

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

Notary Public
My commission expires: May 7, 2024

File No. 2023-5682-SK

JOHN DAVID CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY