Karen Johnson Davidson County
Batch# 994215 DEEDWARR
04/20/2023 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20230420-0028972

Name and Address of New Owner:
Dayna Danielle Vezina
144 Haynes Park Drive
Nashville, TN 37218

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: 069-04-0-122

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, **Paula A. Rhea, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dayna Vezina, an unmarried woman,** "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:

Being Lot No. 14, on the Plan of Section 2, Haynes Park Subdivision, of record in Plat Book 4460, Page 51, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paula A. Rhea by Quitclaim Deed dated June 25, 2021 from Paula A. Rhea as the surviving spouse of Mack R. Rhea, recorded June 28, 2021 in Instrument No. 20210628-0086877 in the Register's Office.

Being the same property conveyed to Mack R. Rhea and wife, Paula Rhea, by Deed dated January 27, 2004 from Leland D. Watts, married, recorded January 30, 2004 in Instrument No. 20040130-0011784 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 14th day of April, 2023.

Paula A. Rhea (SEAL)
Paula A. Rhea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2023, before me personally appeared Paula A. Rhea, 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 April, 2023.

Notary Signature
My commission expires: 9/17/2023

TONY K. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

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 $225,000.00, 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
14th day of April, 2023.

Notary Public
My commission expires: 7/6/2026
File No. 2023-5926-MA

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **April 14, 2023**.

Date

Affiant Signature

April19, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **19** day of **April**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)