Name and Address of New Owner:
Benjamin A. Sesar
2601 Lincoya Drive
Nashville, TN 37214

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1006809 DEEDWARR
05/23/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20230523-0038875

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

Map & Parcel No: 084-12-0-091

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, **Elvin M. Negron and Clementina Moreira Camou, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin Sesar,** unmarried man, 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. 69 on the Plan of Lincoya Hills of record in Plat Book 1835, Page 91, 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 Elvin M. Negron and Clementina Moreira Camou, husband and wife, by Warranty Deed dated September 9, 2022 from Danna J. Grigson and William J. Cramer, husband and wife, recorded September 12, 2022 in Instrument No. 20220912-0101576 in the Register's Office.

Being the same property conveyed to Danna J. Grigson and William J. Cramer, wife and husband by deed dated January 4, 2019 from Stephen Small, unmarried and Stephanie Currence, unmarried, recorded in Instrument No. 20190115-0004018 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 23rd day of May, 2023.

_____(SEAL)
Clementina Moreira Camou

_____(SEAL)
Elvin M. Negron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2023, before me personally appeared Clementina Moreira Camou and Elvin M Negron, 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 23rd day of May, 2023.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $616,000.00, 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
23rd day of May, 2023.

_____
Notary Public
My commission expires: 11-3-25
File No. 2023-5966-RS

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 23rd day of May, 2023.

Affiant Signature
Date 05/23/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON