Karen Johnson Davidson County
Batch# 1021088 DEEDWARR
06/29/2023 03:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230629-0049894

Send tax bills to:
JOHN P. NEVILS & LELIA R. NEVILS
109 ROBERT YOEST DRIVE
ANTIOCH, TN 37013

Name and address of new owner:
JOHN P. NEVILS & LELIA R. NEVILS
109 ROBERT YOEST DRIVE
ANTIOCH, TN 37013

This instrument prepared by:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

Recordation Requested By/Return to:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
File No. 2023-05-357

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 162 06 0 387.00

WARRANTY DEED

This Deed executed this 23 day of June 2023, for good consideration, I (We) **LELIA R. NEVILS FORMERLY KNOWN AS LELIA R. SLATER** whose mailing address is 109 ROBERT YOEST DRIVE, ANTIOCH, TN 37013, hereby bargain, deed, and convey to **JOHN P. NEVILS & LELIA R. NEVILS, MARRIED AS TENANCY BY THE ENTIRETY** whose mailing address is 109 ROBERT YOEST DRIVE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Bess Estates, Section, II, of record in Book 4675, Page 5, Register's office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Lelia R. Slater from James S. Payne and Beverly R. Bennett by Quitclaim Deed dated August 4, 2004, and recorded August 17, 2004, among the Land Records of
Davidson County, State of Tennessee in Instrument No. 20040817-0099216, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 162 06 0 387.00
Property Address: 109 ROBERT YOEST DRIVE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 23 day of June, 2023.

Lelia R. Nevils F/K/A R. Slater
LELIA R. NEVILS F/K/A LELIA R. SLATER

STATE OF Tennessee)
) SS.
COUNTY OF DAVIDSON)

On this 23 day of June, 2023, before me personally appeared **LELIA R. NEVILS F/K/A LELIA R. SLATER** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.
(Seal)

Kelly Baer
Notary Public
My Commission Expires: 09/08/2025

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/08/2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer ~~or the value of the property transferred, whichever is greater~~ is $ 0 , ~~which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.~~

Sheila B. Nevils VR

Signature of Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 23 day of June, 2023.

Kelly Baer

Notary Public KELLY BAER
My Commission Expires: 09/08/2025

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/08/2025

Tennessee Certification of Electronic Document

I, Melinda Alban, 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 6-23-2023 (date of document).

Melinda Alban
Affiant Signature

6-27-2023
Date

State of Maryland

County of Montgomery

Sworn to and subscribed before me this 27 day of June, 2023.

Victoria Lee Robinson
Notary's Signature

MY COMMISSION EXPIRES: 1-14-2024

NOTARY'S SEAL

VICTORIA LEE ROBINSON
Notary Public
Prince George's County, Maryland
My Commission Expires 1/14/2024