Karen Johnson Davidson County
Batch# 1026594 DEEDWARR
07/14/2023 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230714-0054122

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

(Affiant)

Sworn to and subscribed before me this 13th day of July, 2023.

Timothy L Stillings, Notary Public
My commission expires: 3/17/2024

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

Name and Address of New Owner:
Danielle Balleza Croteau and Royce Everett Frye
1037 Brittany Park Drive
Nashville, TN 37013

Send Tax Bills To:
United Wholesale Mortgage, LLC
P.O. BOX 650530
Dallas, TX 75265-0530

Map & Parcel No: 162-12-0A-040.00-CO

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,

Alexander Keith Archer, "the Grantor,"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Danielle Balleza Croteau and Royce Everett Frye,
wife and husband, "the Grantees,"

THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Brittany Park Subdivision, Phase 1-B, First Revision, of record in Plat Book 9700, Page 610, 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 Alexander Keith Archer by Warranty Deed from Robin Witherspoon and Kathleen Williams, by and through Attorney in Fact Monique Hunter, and Frances Sumner, by and through Attorney in Fact Robin Witherspoon, and Thomas B. Witherspoon, by and through Attorney in Fact Robin Witherspoon, and Jason Witherspoon, by and

through Attorney in Fact Robin Witherspoon, and Raynald Witherspoon, Jr., by and through Attorney in Fact Robin Witherspoon, and Christie D. Keortge, by and through Attorney in Fact Robin Witherspoon, and Jana Witherspoon Nance, by and through Attorney in Fact Robin Witherspoon, of record in Instrument No. 20211001-0132325 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 1, 2021.

This is __X___ improved _____ unimproved property also known as 1037 Brittany Park Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

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 13th day of July, 2023.

7/13/23 (SEAL)
Alexander Keith Archer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of July, 2023, before me personally appeared Alexander Keith Archer, 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 13th day of July, 2023.

Timothy L Stillings, Notary Public
My commission expires: 3/17/2024

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

File No. 2023-612

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $295,000.00, 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
13th day of July, 2023.

Notary Public
My commission expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

File No. 2023-612

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 14 day of July, 2023.

07/14/2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14 day of July, 2023.

Commission Expires: 09/02/2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024