Karen Johnson Davidson County
Batch# 1027181 DEEDWARR
07/18/2023 09:23:30 AM 5 pgs
Fees: $28.00 Taxes: $869.50
20230718-0055071

Name and Address of New Owner:
Virgil M. Donaldson
739 Fitzpatrick Road
Nashville, TN 37214

Send Tax Bills To:
Virgil Donaldson
814 Honeysuckle Rd
Nashville, TN 37204

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

Map & Parcel No: 096 16 0 114.00

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, **Kurston Ward, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Virgil M. Donaldson, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10-A on the Plan of Zone Lot Division of Lots "10 & 11" of 1st Revision, Larchwood Subdivision, Section One-B of record in Book 6250, Page 852, amending Book 5190, Page 157, 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 Kurston Ward, a single woman, by Warranty Deed from Megan Laurel Hollis and Michael Hollis, wife and husband, of record in Instrument No. 20200611-0059768, in the Register's Office of Davidson County, Tennessee, dated May 28, 2020, and recorded on June 11, 2020.

This property more commonly known as 739 Fitzpatrick Road ,Nashville, TN 37214

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 12 day of July, 2023.

Kurston Ward (SEAL)
Kurston Ward

STATE OF Arkansas

COUNTY OF Crawford

On this 12 day of July, 2023, before me personally appeared Kurston Ward, 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 12 day of July, 2023.

Notary Signature
My commission expires: 8-18-2027

GREGORY A HARRISON
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 08/18/27
COMMISSION NO. 12701866

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Arkansas)
)
COUNTY OF ~~DAVIDSON~~ Crawford)

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 $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristan Ward
(Affiant)

Sworn to and subscribed before me this
~~11th~~ 12th day of July, 2023.

Notary Public
My commission expires: 8-18-2027
File No. 2023-6039-SK

GREGORY A HARRISON
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 08/18/27
COMMISSION NO. 12701866

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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(Affiant)

Sworn to and subscribed before me this
11th day of July, 2023.

Notary Public
My commission expires:_____
File No. 2023-6039-SK

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.12.2023 (date of document).

Affiant Signature

7.12.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12TH day of JULY, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25