Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
16894

Name and Address of New Owner:
Joshua Chaimson and Karigynn Chaimson
7421 Rolling River Parkway
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1029593 **DEEDWARR**
07/24/2023 08 59 19 AM 3 pgs
Fees $18 00 Taxes $1,813 00

20230724-0056630

Send Tax Bills To:
Lower LLC
8621 Robert Fulton Dr # 150
Columbia MD 21046

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

Map & Parcel No· 141-15-0B-016-00

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, **Sierra Smith and Brendan Smith, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Chaimson and Karigynn Chaimson, husband and wife,** "the Grantees," 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 Count, Tennessee, being Lot No. 286, Plan of Rolling River Estates Phase II, as shown on plat of record in Plat Book 5200, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property,

Being the same property conveyed to Sierra Smith and Brendan Smith, wife and husband, by Warranty Deed dated July 1, 2021 from Jennifer Caroline Overstreet, a single woman, recorded July 7, 2021 in Instrument No 20210707-0091360 in the Register's Office.

This property more commonly known as 7421 Rolling River Parkway, Nashville, TN 37221

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 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 20 day of July, 2023.

_____(SEAL)
Brendan Smith

_____(SEAL)
Sierra Smith

STATE OF Arkansas

COUNTY OF Benton

On this 20 day of July, 2023, before me personally appeared Brendan Smith and Sierra Smith, 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 20 day of July, 2023.

_____
Notary Signature
My commission expires: 8-16-2026

James R Latimer
Notary Public
Benton County, Arkansas
My Commission Expires 8/16/2026
Commission# 12698603

AFFIDAVIT OF VALUE

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

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 $490,000.00, 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
20 day of July, 2023.

Notary Public
My commission expires 8-16-2026
File No 2023-6140-SK

James R Latimer
Notary Public
Benton County, Arkansas
My Commission Expires 8/16/2026
Commission# 12698603