Send tax bills to:
DANIEL DAVID ROE AND SYLVIA F. ROE
3513 LAKE TOWNE DRIVE
ANTIOCH, TN 37013

Karen Johnson Davidson County
Batch# 1031119 DEEDWARR
07/26/2023 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230726-0057666

Name and address of new owner:
DANIEL DAVID ROE AND SYLVIA F. ROE
3513 LAKE TOWNE 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. 2023-07-227

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

Map parcel number: 150 11 0 325.00

WARRANTY DEED

This Deed executed this 20 day of July 2023, for good consideration, I (We) **DANIEL DAVID ROE, MARRIED** whose mailing address is 3513 LAKE TOWNE DRIVE, ANTIOCH, TN 37013, hereby bargain, deed, and convey to **DANIEL DAVID ROE AND SYLVIA F. ROE, HUSBAND AND WIFE** whose mailing address is 3513 LAKE TOWNE DRIVE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Lake Town Park, Section 7, of record in Plat Book 7900, Page 402, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel David Roe, married from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C. by Cash Deed for Tennessee dated August 31, 2010 and recorded September 9, 2010 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20100909-0071753.

APN: 150 11 0 325.00
Property Address: 3513 LAKE TOWNE 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 20 day of July, 2023.

Daniel David Roe
DANIEL DAVID ROE

STATE OF)
) SS.
COUNTY OF Davidson)

On this 20th day of July, 2023, before me personally appeared **DANIEL DAVID ROE** 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)

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Public
My Commission Expires: 2-14-2024

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.

Daniel David Roe
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 20th day of July, 20 23.

Tanya Stafford
Notary Public
My Commission Expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 7/20/2023 (date of document).

Melinda Alban
Affiant Signature

7/20/2023
Date

State of Maryland

County of Montgomery

Sworn to and subscribed before me this 20th day of July, 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