Karen Johnson Davidson County
Batch# 1035636 DEEDWARR
08/07/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230807-0061191

Name and Address of New Owner:
Deondre Treton Green and Cindy Nguyen
204 Woodfield Cove
Nashville, TN 37211

Send Tax Bills To:
[illegible]

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 172-12-0B-150.00-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, **Eric Rupenthal and Karina Hamamouche, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Deondre Green, and Cindy Nguyen, husband and wife**,"the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 371 on the Plan of Section Eight, Bradford Hills, R-15 Residential P.U.D., of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 387-388, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Eric Rupenthal and Karina Hamamouche by Warranty Deed from Kenneth L. Melrose and Meredith W. Melrose, husband and wife, of record in Instrument No. 20200710-0075070 Register's Office for Davidson County, Tennessee, dated July 07, 2020 and recorded on July 10, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 4th day of August, 2023. ~~28th day of July, 2023.~~

_____ (SEAL)
Eric Rupenthal

_____ (SEAL)
Karina Hamamouche

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Rupenthal and Karina Hamamouche, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of August, 2023. ~~28th day of July, 2023.~~

_____
Notary Public
My commission expires: 7-24-2024

HEATHER FITZGERALD
Notary Public - Seal
Johnson County - State of Indiana
Commission Number NP0688310
My Commission Expires Jul 24, 2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $405,000.00, 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
28th day of ~~July, 2023.~~
7th day August, 2023

_____
Notary Public
My commission expires: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26

File No. GNT-23-2904

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd *(custodian's name)*, 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 8-4-23 *(date of document)*.

Melanie Judd — Custodian's Signature

8/7/23 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 7th day of August, 2023.

Shelly M Walling — Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26