Karen Johnson Davidson County
Batch# 1045193 DEEDWARR
09/01/2023 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230901-0068687

Name and Address of New Owner:
Lisa Elswick
1765 Boxwood Drive
Nashville, TN 37211

Send Tax Bills To:
same as new owner

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

Map & Parcel No: 172-03-0A-161-00

**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, **Daniel Green, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lisa Elswick, an unmarried woman,** "the Grantee," 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:

Land in Davidson County, Tennessee being Lot No. 79 on the Plan of Summit at the Woodlands, as shown on Plat recorded in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

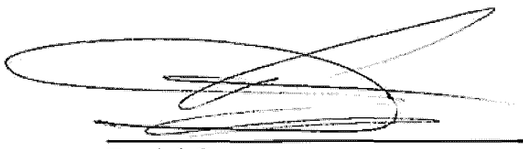
Being the same property conveyed to Daniel Green, an unmarried man, by Warranty Deed dated June 4, 2021 from Daniel Green and Kathryn Green, an unmarried couple who acquired title as, husband and wife, recorded July 22, 2021 in Instrument No. 20210722-0098435 in the Register's Office.

Being the same property conveyed to Daniel Green and Kathryn Green, husband and wife, by Warranty Deed dated September 27, 2019 from Kenneth John Adler, married man, recorded October 7, 2019 in Instrument No. 20191007-0102228 in the Register's Office.

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 31st day of August, 2023.

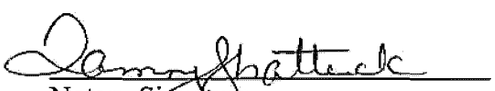


(SEAL)
Daniel Green

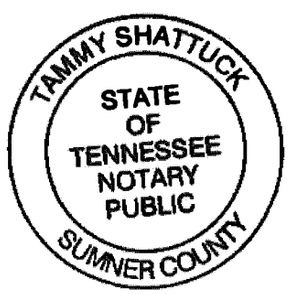
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2023, before me personally appeared Daniel Green, 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 31st day of August, 2023.



Notary Signature
My commission expires: 5/20/26




***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

## 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 $899,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jamicka Jones
(Affiant)

Sworn to and subscribed before me this
31st day of August, 2023.

Elizabeth Yerger
Notary Public
My commission expires: _____
File No. 2023-6286-TS

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Elizabeth Yerger, 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 August 31, 2023.

Elizabeth Yerger
Affiant Signature

Sept. 1, 2023
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
1st day of September, 2023.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024