Name and Address of New Owner:
Kimberly Dufau
609 Cleves Street
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1045828 DEEDWARR
09/05/2023 10:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,097.05
20230905-0069219

Send Tax Bills To:
Kimberly Dufau
609 Cleves Street
Old Hickory, TN 37138

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

Map & Parcel No: 044-11-0-164

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, **Rachel Deanna Webb by John Bell, Attorney-in-Fact**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kimberly Dufau, a married 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. 31 on the plan of Section "A", Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rachel Deanna Webb, unmarried, by Warranty Deed dated April 30, 2013 from Joshua L. Bullock and Allison N. Bullock, husband and wife, recorded May 2, 2013 in Instrument No. 20130502-0044260 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 29th day of August, 2023.

Rachel Deanna Webb by Attny in Fact

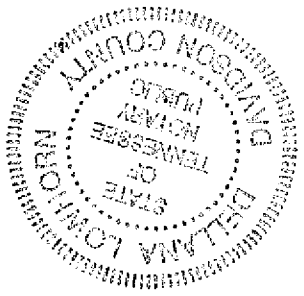
_____(SEAL)
Rachel Deanna Webb by John Bell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Power of Attorney for Rachel Deanna Webb, the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of John Bell, by himself as Power of Attorney.

Witness my hand, at office, this 29th day of August, 2023.

_____
Notary Signature
My commission expires: 3/3/25



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 $296,500.00, 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
29th day of August, 2023.

Notary Public
My commission expires: November 6, 2024
File No. 2023-6309-AH

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

True Copy Certification

I, **Marty Berry**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **8/29/23** (date of document)

9/5/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **5** day of **September**, 202**3**.

Notary's Signature

My Commission Expires: 12-5-2026

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY