Karen Johnson Davidson County
Batch# 1050062 DEEDWARR
09/14/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230914-0072171

Name and Address of New Owner:
John D. Folks and Meredith Gilbert
103 Anthony Avenue
Old Hickory, TN 37138

Send Tax Bills To:
United Wholesale Mortgage, LLC (NMLS #3038)
PO Box 11733
Newark, New Jersey 07101

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05413000500

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, **Katelyn Michelle Richards and Zachary Selby, wife and husband** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Dalton Folks and Meredith Gilbert, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract of parcel of land located in Davidson County, Tennessee, being a part of Lot 18, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliot's property known as Dupontonia, of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the approximate center of Anthony Avenue at the corner of Lots 15 and 17, on said plan, being also a corner of Lot 18 at Carter's Corner; thence along his line, North 48 deg. 29' West, 280 feet to a point; thence South 41 deg. 31' West 100 feet to a point; thence South 48 deg. 29' east 280 feet to a point in the approximate center of Anthony A venue; thence with the center of same, north 41 deg. 31' east 100 feet to the beginning.

Being the same property conveyed to Katelyn Michelle Richards and Zachary Selby, wife and husband by Warranty Deed from Pamela Burton Sousa, an unmarried woman, dated October 29, 2020, of record in Instrument No. 202001110-0132357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 103 Anthony Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of September, 2023.

Katelyn Michelle Richards (SEAL)
Katelyn Michelle Richards

Zachary Selby (SEAL)
Zachary Selby

STATE OF Texas
COUNTY OF Denton

On this 11 day of September, 2023, before me personally appeared **Katelyn Michelle Richards and Zachary Selby**, 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 11 day of September, 2023.

Tiana L. Tranowicz Tiana L. Tranowicz
Notary Signature
My commission expires: 4/24/2026

TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

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 **$375,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katelyn Michelle Richards Zachary Selby
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of September, 2023.

Tiana L. Tranowicz
Notary Signature
My commission expires: 4/24/2026

TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/11/23.

D. Shayne Adair

9/13/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 13 day of Sept., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026