Karen Johnson Davidson County
Batch# 1054077 DEEDWARR
09/26/2023 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20230926-0075538

Name and Address of New Owner:
Gwenn E. Venable and William J. Venable
307 Wiles Court
Hermitage, TN 37076

Send Tax Bills To:
New Owner

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

Map & Parcel No: 075150A30700

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, **Deborah Gaimari Vallett, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gwenn E. Venable and William J. Venable, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 307, on the Plan of Phase Four, Stoner's Glen of record in Instrument No. 20040107-0002851, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert L. Crowder and wife Deborah G. Crowder by Warranty Deed from William P. Scally and wife, Margaret A. Scally, dated February 21, 2013, of record in Instrument No. 20130222-0017753, Register's Office for Davidson County, Tennessee. Robert L. Crowder died on July 14, 2017 leaving Deborah G. Crowder the surviving tenant by the entirety. Deborah G. Crowder is now known as Deborah Gaimari Vallett.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been 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.

Improved property known as: 307 Wiles Court, Hermitage, TN 37076

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 21st day of September, 2023.

Deborah Gaimari Vallett (SEAL)
Deborah Gaimari Vallett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2023, before me personally appeared Deborah Gaimari Vallett, 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 21st day of September, 2023.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 03/09/2027

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 $479,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of September, 2023.

Notary Signature
My commission expires: 11.03.2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/21/23 (date of document).

Affiant Signature

9/26/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of Sept, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

