Name and Address of New Owner:
Eric Steven Saggars and Melissa Ann Saggars
5178 Mountainbrook Circle
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1062609 DEEDWARR
10/19/2023 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $2,478.63
20231019-0081895

Send Tax Bills To:
NEW OWNERS

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

Map & Parcel No: 085-04-0A-356.00

**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, **Robert H. Jaffee and Danijela Snyder, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Saggars and Melissa A. Saggars,** "the Grantees," 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. 356 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3C, Planned Unit Development, of record in Instrument No. 20160803-0080220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert H. Jaffee and Danijela Snyder, husband and wife, by Warranty Deed dated May 19, 2017 from Meritage Homes of Tennessee, Inc., an Arizona corporation, recorded May 22, 2017 in Instrument No. 20170522-0050305 in the Register's Office.

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 16th day of October, 2023.

Robert H. Jaffee (SEAL)

Robert H. Jaffee

(SEAL)

Danijela Snyder

STATE OF MINNESOTA
COUNTY OF Carver

On this 16th day of October, 2023, before me personally appeared Robert H. Jaffee and Danijela Snyder, 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 16th day of October, 2023.

Notary Signature
My commission expires: 01/31/2024

JULIE KOEMPEL
Notary Public-Minnesota
My Commission Expires Jan 31, 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 $669,900.00, 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
16th day of October, 2023.

Notary Public
My commission expires: 6/22/26
File No. 2023-6397-TS

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 10/16/23 (date of document).

Affiant Signature

10/18/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON