Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Austin Nicolas Joaquin and Ariel Ann Ottinger

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Karen Johnson Davidson County
Batch # 1089900 DEEDWARR
01/09/2024 10:35:51 AM 2 pgs
Fees: $13.00 Taxes: $1,313.13
20240109-0001779

Map & Parcel No: 133-12-0-133

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, **Lauren Ashley Drake, married (who obtained title as Lauren Burns, a single woman)**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austin Nicolas Joaquin and Ariel Ann Ottinger, husband and wife**", the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section Three, Valley View Meadows, of record in Book 3700, page 93, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren Burns, a single woman, from Charles Everett Winfrey, Jr., married, by Warranty Deed dated February 21, 2020 and recorded February 21, 2020 in Instrument #20200221-0019702, said Register's Office. Lauren Burns is now married and known as Lauren Ashley Drake.

Grantor herein makes oath that the within described property is neither her principal residence nor the principal residence of her spouse and/or dependents.

Property more commonly known as 204 Nunley Drive, Nashville, TN 37211.

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 4th day of January, 2024.

Lauren Ashley Drake
Laura Ashley Drake

STATE OF Kentucky
COUNTY OF Hardin

On this 4th day of January, 2024, before me personally appeared Lauren Ashley Drake, 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 the 4th day of January, 2024.

Tangela D. Pritchett-Brooks
Notary Signature
My commission expires: 7/9/2024

Tangela D. Pritchett-Brooks
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP9848
MY COMMISSION EXPIRES 7/9/2024

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 $354,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

Sworn to and ~~subscribed before~~ me this 5th day of January, 2024.

Notary Signature
My commission expires: 11/22/25