Karen Johnson Davidson County
Batch# 1090067 DEEDWARR
01/10/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240110-0001994

Name and Address of New Owner:
Brian Tannenbaum and Jillian Brooke Neal
807 Mitchell Rd.
Nashville TN 37206

Send Tax Bills To:
NEW OWNERS
807 Mitchell Road
Nashville, TN 37206

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

Map & Parcel No: 073-09-0-091

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, **Doris B. Walden, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Tannenbaum, and Jillian Brooke Neal, husband and wife,** "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:

Being Lot No. 103 on the Plan of Burchwood Gardens, Section 2, of record in Book 2900, Page 66, Register's Office of Davidson County, Tennessee.

Said Lot No. 103 fronts 80 feet on the south westerly side of Welcome Lane and extends back 150 feet on the southeasterly line and 150.37 feet on the northwesterly line to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Doris B. Walden by Warranty Deed dated June 30, 1977 from Albert L. Walden, recorded June 30, 1977 in Book 5165, Page 671 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 8th day of January, 2024.

Doris B. Walden by Steve Walden AIF (SEAL)
Doris B. Walden by ~~Steve~~ Stephen W. Walden, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Stephen W. Walden 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 Doris B. Walden, 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 Doris B. Walden by himself as Attorney in Fact.

See POA recorded in Ins #20240108-0001286, Davidson Co. Register of Deed's Office.

Witness my hand, at office, this 8th day of January, 2024.

Notary Signature
My commission expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Makayla Wray
(Affiant)

Sworn to and subscribed before me this
8th day of January, 2024.

D Hardwick
Notary Public
My commission expires:_____
File No. 2023-6576-TS

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, D Hardwick, 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 **January 8, 2024**.

D Hardwick
Affiant Signature

January 9, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **9th** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026