Karen Johnson Davidson County
Batch# 1107521 DEEDWARR
03/05/2024 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240305-0015285

Name and Address of New Owner:
Tylor Straube and Emilie Straube
8000 Midwood St. Apt. 8301
Franklin, TN 37067
Send Tax Bills To:
~~Tylor Straube and Emilie Straube~~
Cardinal Financial Company
3701 Arco Corporate Dr. Ste. 200 Charlotte, NC 28273
This Instrument Prepared By:
Evergreen Settlement Services, LLC
3401 Mallory Lane, Suite 200
Franklin, TN 37067

Map & Parcel No: 163-16-0A-173-00

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, **Meoshia S. Battle, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tylor Straube and Emilie Straube, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 311, as shown on the Final Plat, First Revision of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Meoshia S. Battle, unmarried by Warranty Deed from Troy W. Stackhouse of record in Instrument No. 20120726-0065611 Register's Office for Davidson County, Tennessee, dated July 19, 2012 and recorded on July 26, 2012.

This is improved property located at 5961 Monroe Crossing, Nashville, TN 37013

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 March, 2024.

_____(SEAL)
Meoshia S. Battle

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4th day of March, 2024, before me personally appeared Meoshia S. Battle, 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 4th day of March, 2024

_____
Notary Signature
My commission expires: 6-16-26

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

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 $259,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Meoshia S. Battle

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 4th day of March, 2024

_____
Notary Signature
My commission expires: 6-16-26

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 4, 2024** (date of document).

Affiant Signature

March 5, 2024

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25