Name and Address of New Owner:
Kerrick Podgorski and Kullen Podgorski
4064 Fairmeade Dr
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1116620 DEEDWARR
04/01/2024 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20240401-0021908

Send Tax Bills To:
Ameris Bank
1000 Corporate Centre Drive, #120
Franklin, TN 37067

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 059-09-0-156.00

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, **Brien Pafford and Moriah Pafford, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kerrick Podgorski, a single person, and Kullen Podgorski, a single man, tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Haynes Estates, Section VI of record in Plat Book 4300, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brien Pafford, an unmarried man, by Warranty Deed from Lex and Co LLC of record in Instrument No. 20210422-0054155 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 22, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 27th day of March, 2024.

_____ (SEAL)
Brien Pafford

_____ (SEAL)
Moriah Pafford

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brien Pafford and Moriah Pafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2024.

_____
Notary Public
My commission expires: 11/07/2027

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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 $417,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
27th day of March, 2024.

_____
Notary Public
My commission expires: 5-9-26

COUNTY OF DAVIDSON
MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC

File No. GNT-24-3216

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3.28.24.

Affiant Signature

3.28.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of March, 2024.

Notary Signature

My Commission Expires: 5-9-26



