Name and Address of New Owner:
Caroline Wikman and Cole Carroll
3224 Demetros Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1116696 DEEDWARR
04/01/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240401-0022012

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

Map & Parcel No: 136-05-0A-093-00

## 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, **Deanna L. Peavy, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caroline Wikman, unmarried woman and Cole Carroll, unmarried man, as joint tenants with right of survivorship**, "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 50, on a Plan of BAYVIEW ESTATES, PHASE SIX, a Planned Unit Development of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal descriptoin.

Being the same property conveyed to Deanna L. Peavy, unmarried, by Warranty Deed dated July 31, 2003 from NVR Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded August 5, 2003 in Instrument No. 20030806-0111832 in the Register's Office.

The execution of this document is affected by the signature of Chrisea Cameron as Attorney in Fact for Deanna L. Peavy, which Power of Attorney is recorded in Instrument No. 202404010022011__, Register's Office for Davidson County, Tennessee.

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 28th day of March, 2024.

Deanna L. Peavy by Chrisea Cameron, Attorney in fact (SEAL)
Deanna L. Peavy by Chrisea Cameron, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Chrisea Cameron, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Deanna L. Peavy, the within named bargainor, and she 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 Deanna L. Peavy by herself as Attorney in Fact.

Witness my hand, at office, this 28th day of March, 2024.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

**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 $445,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Affiant)

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

Notary Public
My commission expires: 3/3/25
File No. 2024-6779-RS

# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/28/24 _____ (date of document)

Regina Sullo

Affiant Signature

March 29, 2024

Date

State Of TN

County of Davidson

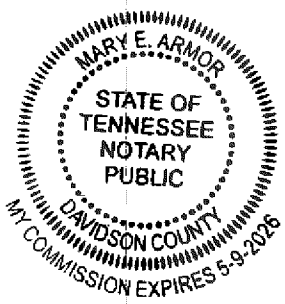
Sworn and subscribed before me this 29th day of March, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL




202404010022012