Name and Address of New Owner:
Kelneccia Vontae Denman
1544 Lewis Rd
Madison, TN 37115

Send Tax Bills To:
Kelneccia Vontae Denman
(New Owner)

Karen Johnson Davidson County
Batch# 1121451 DEEDWARR
04/10/2024 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $956.45
20240410-0025479

This Instrument Prepared By:
Ian Deaderick
Deaderick Law, PLLC
480 Neal Street
Ste. 201
Cookeville, TN 38501

Map & Parcel No: 051-10-0A-115.00-CO

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, **Barry Thomas Deaderick, Jr and Martha Broyles Deaderick, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kelneccia Vontae Denman, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1544 on the Plan of Oakland Trace P.U.D., as shown on plat of record in Plat Book 6250, Page 906, 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 Barry Thomas Deaderick, Jr and Martha Broyles Deaderick, husband and wife by Warranty Deed from Mary V. Wiles, unmarried woman of record in Instrument No. 20191022-0107868 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 22, 2019.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 906, Register's Office for Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6840, Page 637 and amended in Instrument No. 20010629-0069331, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or

restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 2nd day of April, 2024.

Barry Thomas Deaderick, Jr

Martha Broyles Deaderick

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 2nd day of April, 2024, before me personally appeared Barry Thomas Deaderick, Jr and Martha Broyles Deaderick, 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 2nd day of April, 2024.

Notary Signature
My commission expires: 7/1/24

AFFIDAVIT OF VALUE

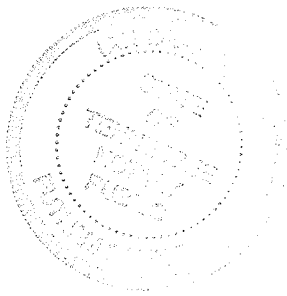
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $258,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF PUTNAM

Sworn to and subscribed before me this 2nd day of April, 2024.

Notary Signature
My commission expires: 7/1/24
File No. 03146-Deaderick



Certificate of Authenticity

I, Joshua A. Terry, 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 4/2/24.

Affiant Signature – Joshua A. Terry

4/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27