Karen Johnson Davidson County
Batch# 1141404 DEEDWARR
06/03/2024 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20240603-0040789

Name and Address of New Owner:
Jannah Aisha Sims and Egidio Franciosa
4832 Myra Drive,
Nashville, TN 37076

Send Tax Bills To:
CalCon Mutual Mortgage LLC dba OneTrust Home Loans
3838 Camino Del Rio North, Suite 305
San Diego, CA 92108

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 087 09 0 084.00

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, **Carl Norman Repp and DandeLyon Vredenburg, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Egidio Franciosa and Jannah Aisha Sims, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Final Plat of New Hope Estates Phase One, of record in Plat Book 9700, Page 31, Register's Office, Davidson County, Tennessee, to Whish reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Carl Norman Repp and DandeLyon Vredenburg, husband and wife, successors, heirs and assigns by Deed dated April 6, 2023 from James Schmoock and Carol Schmoock, husband and wife, recorded April 11, 2023, in Instrument Number 20230411002618 8, in the Official Records of Davidson County, Tennessee.

Property Commonly Known as: 4832 Myra Drive, Nashville, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 29th day of May, 2024.

_____(SEAL)
Carl Norman Repp

_____(SEAL)
DandeLyon Vredenburg

STATE OF Montana
COUNTY OF Lincoln

On this 29th day of May, 2024, before me personally appeared Carl Norman Repp and DandeLyon Vredenburg, 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 29th day of May, 2024.

Paula R. Sohn
Notary Signature
My commission expires: 10-1-2027

PAULA R SOHN
NOTARY PUBLIC for the
State of Montana
Residing at
Eureka, Montana
My Commission Expires
October 01, 2027

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 $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF Montana
COUNTY OF Lincoln

Sworn to and subscribed before me this 29th day of May, 2024.

Notary Signature
My commission expires: 10-1-2027

PAULA R SOHN
NOTARY PUBLIC for the
State of Montana
Residing at
Eureka, Montana
My Commission Expires
October 01, 2027

Tennessee Certification of Electronic Document

I, Korla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 5/29/2024 (date of document).

Affiant Signature

5/29/2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 29 day of May, 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25