Name and Address of New Owner:
Satyra A. Deaver
7277 Charlotte Pike, 120
Nashville, TN 37209

Send Tax Bills To:
Wesley Mortgage
9009 Carothers Pkwy, Ste A-3
Franklin, TN 37067

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

Karen Johnson Davidson County
Batch# 1155470 DEEDWARR
07/08/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240708-0051046

Map & Parcel No: 114 08 0C 011.00

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, **Lisa Moody, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Satyra A. Deaver, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 11, West Park Phase 1, as shown on plat of record in Instrument No. 20040624-0075135, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lisa Moody, an unmarried woman by Warranty Deed from Frank D. Morris and Barbara P. Morris, husband and wife of record as Instrument No. 20110505-0034542 in the Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on May 5, 2011.

Parcel No. 114 08 0C 011.00
Being also known as 7277 Charlotte Pike, Unit 120, Nashville, TN 37209

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 1st day of July, 2024.

Lisa Moody (SEAL)
Lisa Moody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2024, before me personally appeared Lisa Moody, 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 1st day of July, 2024.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

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 $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 1st day of July, 2024.

Notary Public
My commission expires: 9-6-26
File No. 2024-6981-TS

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/1/24.

Affiant Signature

7/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY