Name and Address of New Owner:
Cort Carpenter and Kelly Carpenter
2316 Deerwood Rd
Nashville, Tennessee 37217

Send Tax Bills To:
CrossCountry Mortgage
2160 Superior Ave
Cleveland, Ohio 44114

This Instrument Prepared By:
Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 095 07 0 046.00

Karen Johnson Davidson County
Batch# 1175313 DEEDWARR
08/29/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240829-0066494

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, **Donna Renae Hall**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cort Carpenter and Kelly Carpenter, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of MERRY OAKS, as of record in Book 1835, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 181 fronts 117 feet on the Northerly side of Deerwood Road and runs back 167.6 feet on the Westerly line and 115 feet on the Easterly line to a dead line, measuring 128 feet thereon.

Being the same property conveyed to Donna Renae Hall, by Warranty Deed from Grady T. Martin and wife, Renee L. Martin, of record in Instrument No. 20061023-0131088, in the Register's Office for Davidson County, Tennessee, dated October 19, 2006 and recorded on October 23, 2006.

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 August, 2024.

Donna Renae Hall (SEAL)
Donna Renae Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2024, before me personally appeared Donna Renae Hall, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2024.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

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 $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



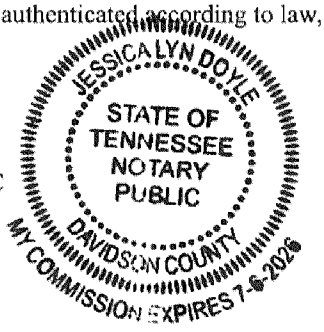
Notary Signature
My commission expires: 5/9/26

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 29, 2024.

August 29, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 29 day of August, 2024.

Notary Public:

My Commission Expires: 7.6.26