Name and Address of New Owner:
Hannah Ahrens and Raven Ahrens
817 Hermitage Ridge
Hermitage, TN 37076

Send Tax Bills To:
NEW OWNERS

Karen Johnson Davidson County
Batch# 1179243 DEEDWARR
09/09/2024 01:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20240909-0069280

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

Map & Parcel No: 074-04-0-050.00

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, **Blakey D. Propst, Jr and Shefa Islam**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hannah Ahrens and Raven Ahrens, a married couple,** "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:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Section Twelve, Hermitage Hills, of record in Book 4675, page 125, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blakey D. Propst, Jr and Shefa Islam, by Warranty Deed dated November 27, 2023 from Carol Marie Greer, Janice W. Leavell, and Ashlyn Nachelle Scates, recorded November 27, 2023 in Instrument No. 20231127-0091502 in the Register's Office.

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 6th day of September, 2024.

Blakey D Propst Jr (SEAL)
Blakey D. Propst, Jr.

Shefa Islam (SEAL)
Shefa Islam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 2024, before me personally appeared Blakey D. Propst, Jr., and Shefa Islam 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 6th day of September, 2024.

Notary Signature
My commission expires: 4/24/27

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

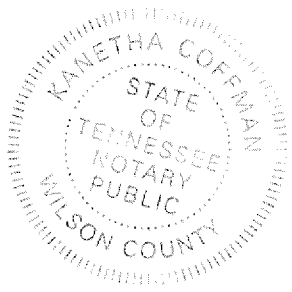
COUNTY OF DAVIDSON

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 $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of September, 2024.

Notary Public
My commission expires: 6/20/27
File No. 2024-7218-TS



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 9/6/2024 (date of document).

Affiant Signature

9/6/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

