Karen Johnson Davidson County
Batch# 1180921 DEEDWARR
09/12/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,569.65
20240912-0070443

Name and Address of New Owner:
Kristi A. Weaver
1254 Ardee Avenue
Nashville, Tennessee 37216

Send Tax Bills To:
Legacy Home Loans, d/b/a Steadfast Mortgage
408 Hwy. 76
White House, Tennessee 37188

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

Map & Parcel No: 061 16 0 253.00

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, **Maranatha Michelle Kellinger and Matthew Kirkegaard, as tenants in common with no rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kristi Akin Weaver, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "D" on the map of the RE-SUBDIVISION OF SUNNYMEADE UNIT NO. 1, SUBDIVISION OF SUNNYMEADE UNIT NO. 2 as of record in Plat Book 974, Pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maranatha Michelle Kellinger and Matthew Kirkegaard, as tenants in common with no rights of survivorship, by Warranty Deed from Mark A. Trussell and Grace W. Trussell, husband and wife, of record in Instrument No. 20210706-0090805, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021, and recorded on July 06, 2021.

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 12th day of September, 2024.

_____(SEAL)
Matthew Kirkegaard

_____(SEAL)
Maranatha Michelle Kellinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2024, before me personally appeared Matthew Kirkegaard and Maranatha Michelle Kellinger, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 12th day of September, 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 $694,500.00, 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 DAVIDSON

Sworn to and subscribed before me this 12th day of September, 2024.

Notary Signature
My commission expires: 5/9/26

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

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 September 12, 2024.

September 12, 2024
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 12th day of September, 2024

Notary Public:

My Commission Expires: 7.6.26