Name and Address of New Owner:
Rivers Cornelson and Alexa Gittle
1017 Stainback Avenue
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1224092 DEEDWARR
01/07/2025 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250107-0001241

Send Tax Bills To:
NEW OWNERS

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

Map & Parcel No: 082-03-0-356

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, **Blake Daniels and Katherine Daniels, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rivers Cornelson and Alexa Gittle, husband and wife,** "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. 68 in Sharpe and Horns First Addition to the Northeast Nashville, as of record in Book 57, page 152, Register's Office for said County.

Said Lot fronts 50 feet on the Easterly side of Stainback Ave, and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Blake Daniels and Katherine Daniels, husband and wife, by Warranty Deed dated October 16, 2015 from Duke & Duke, LLC, recorded October 22, 2015 in Instrument No. 20151022-0107429 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 20th day of December, 2024.

_____(SEAL)
Blake Daniels

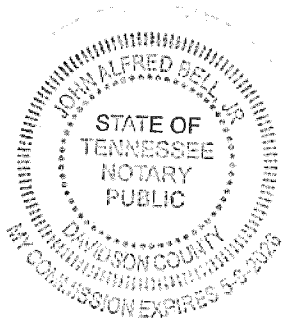
_____(SEAL)
Katherine Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2024, before me personally appeared Blake Daniels and Katherine Daniels, 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 20th day of December, 2024.

_____
Notary Signature
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 $1,100,000.00, 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
23rd ~~20th~~ day of December, 2024.

_____
Notary Public
My commission expires: _____
File No. 2024-7506-TS

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 12/20/24.

Date

Affiant Signature

12/20/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of December, 20 24.

Notary's Signature

My Commission Expires: 7/6/2026
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026