Name and Address of New Owner:
Leslie J. Vance and Bette M. Vance
5750 Craft Road
Joelton, Tennessee 37080

Send Tax Bills To:
Leslie J. Vance and Bette M. Vance
5750 Craft Road
Joelton, Tennessee 37080

Karen Johnson Davidson County
Batch# 1278588 DEEDWARR
05/29/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20250529-0041999

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 029 00 0 134.00

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, **Sonya A. Carver**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Leslie J. Vance, and Bette M. Vance,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Beginning at an iron pin in west margin of Craft Road 200 feet South of the South margin of Graves Point Road, thence with the margin of Craft Road South 13 W 199 feet to a railroad spike, thence leaving said road, S 83-30 E partly along an old fence 109 ft to an iron pin, thence N 13 E,199 ft to a point which is 200 ft South from Grays Point Rd thence N 83-30 W 109 ft to the point of beginning.

Being the same property conveyed to Sonya A. Carver, by Quit Claim Deed from Michael R. Carver, of record in Instrument No. 20170106-0001836, in the Register's Office of Davidson County, Tennessee, dated January 05, 2017 and recorded on January 06, 2017. Also see Final Decree recorded in Docket No. 16D-53, in the Davidson County Circuit Court.

Being the same property conveyed to Sonya Sullivan, an unmarried woman, by Quit Claim Deed from Christopher T. Sullivan, unmarried, of record in Instrument No. 20050623-0072266, in the Register's Office of Davidson County, Tennessee, dated June 22, 2005 and recorded on June 23, 2005.

Being the same property conveyed to Christopher T. Sullivan, unmarried, by Warranty Deed from Forrest Joel Eurton and wife, Kathleen A. Eurton, of record in Instrument No.

20001102-0108850, in the Register's Office of Davidson County, Tennessee, dated October 31, 2000 and recorded on November 02, 2000.

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 28th day of May, 2025.

Sonya A Carver (SEAL)
Sonya A. Carver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2025, before me personally appeared Sonya A. Carver, 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 28th day of May, 2025.

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 $220,000.00, 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 28th day of May, 2025.

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 May 28, 2025.

May 28, 2025
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 28 day of May, 2025.

Notary Public:

My Commission Expires: 7.6.26