Karen Johnson Davidson County
Batch# 1468984 DEEDWARR
09/04/2026 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20260904-0082693

Name and Address of New Owner:
Jakob Akin and James Akin
3712 Creston Court
Hermitage, TN 37076

Send Tax Bills To:
NEW OWNER

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

Map & Parcel No: 087-01-0A-117-00

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, **Connor J. Gee, unmarried and Dana M. Gray Gee and husband, Daniel J. Boehm, as Tenants in Common with Right of Survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jakob Akin, an unmarried man and James Akin, an unmarried man,** "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. 44, on the Plan of Chesney Glen, Section Four, of record in Plat book 9700, Page 844, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Connor J. Gee, unmarried, and Dana M. Gray Gee and husband, Daniel J. Boehm, as Tenants in Common with Right of Survivorship, by Quitclaim Deed dated July 27, 2023 from Connor J. Gee, unmarried, recorded August 1, 2023 in Instrument No. 20230801-0059274 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 28 day of August, 2026.

Connor Gee (SEAL)
Connor J. Gee

Dana Gray Gee
(SEAL) Dana M. Gray Gee

Daniel Boehm (SEAL)
Daniel J. Boehm

STATE OF VIRGINIA
COUNTY OF NORFOLK

On this 28 day of August, 2026, before me personally appeared Connor J. Gee, Dana M. Gray Gee and Daniel J. Boehm, 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 28 day of August, 2026.

Dyani Meggett-Sowell
Notary Signature
My commission expires: 08/31/2027

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Dyani Meggett-Sowell
Electronic Notary Public
Commonwealth of Virginia
Commission #: 7812388
Commission Expires: 08/31/2027

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 $415,000.00, 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
31st day of August, 2026.

Notary Public
My commission expires: 4/22/2029
File No. 2026-9158-ND

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/2/2026 (date of document).

Affiant Signature

9/2/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 9 day of Sept, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

202609040082693