Davidson County DEEDWARR
Recvd: 11/26/14 13:29 3 pgs
Fees:18.00 Taxes:323.75
20141126-0109296

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2014.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kofi Nuako	"New Owners"	050-07-0-012.00
(NAME)	(NAME)	
111 Lakeside Dr		
(ADDRESS)	(ADDRESS)	
Martin, TN 38237		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sindy De La Paz, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kofi Nuako and Joyce Addo, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section Five, Village by the Creek, of record in Plat Book 6250, Page 221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 215, which is a corner lot, fronts 70.00 feet on the Easterly margin of Ridgeside Drive and fronts a total distance of 85.88 feet on the Northerly margin of Village Trail, said frontages being joined by a curve having a length of 92.27 feet and extends back 105.00 feet on the Northerly line and 93.75 feet on the Easterly line, to a point of intersection.

Being the same property conveyed to Sindy De La Paz by Quitclaim deed from Delpa TN Group LLC of record in Instrument No. 20100426-0031349 Register's Office for Davidson County, Tennessee, dated April 12, 2010 and recorded on April 26, 2010.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and right for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) hereiin.

unimproved ☐

This is improved ☑ property, known as 3800 Ridgeside Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of November, 2014.

Sindy De La Paz

STATE OF NEW JERSEY

COUNTY OF Hudson

On this 24th day of November, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sindy De La Paz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12/3/17

Notary Public,

EDDIE GALVAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 3, 2017

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).