THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118574

Karen Y Johnson Davidson County
Batch# 181388 **DEEDWARR**
01/08/2019 09:07:34 AM 3 pgs
Fees: $18.00 Taxes: $880.60

20190108-0001891

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $238,000.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2018.

Notary Public
My Commission Expires: 07-05-2021

STEPHEN DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark D. Noel 59 Glenrose Avenue Nashville TN 37210	New Owner	Tax Parcel ID No. 11902019200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Welch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark D. Noel, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 160 on the plan of Sterling Heights, Section Five, as of record in Book 1835, Page 37, Register's Office for said county.

Being the same property conveyed by Warranty Deed from Waleska Valdez and Joel Interiano to Jonathan Welch, unmarried, as recorded on the 28th day of June, 2016 in Instrument No. 20160628-0065813 and Warranty Deed from Capital Journey LLC to Waleska Valdez and Joel Interiano, as recorded on the 5th day of November, 2015 in Instrument No. 20151105-0112994, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING HEIGHTS, SECTION FIVE, as recorded in Plat Book 1835, Page(s) 37.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Instrument No. 20120228-0017172.

This is improved property located at 59 Glenrose Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2018.

Jonathan Welch

STATE OF CALIFORNIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Welch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2018

See attached
Notary Public

My Commission Expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento **S.S.**

On 12-27-18 before me, Joie Tollestrup, notary public

(Name of Notary Public)

personally appeared Jonathan Welch

(Name of Signer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Joie Tollestrup

(Signature of Notary Public)

JOIE TOLLESTRUP
Comm. #2111090
Notary Public · California
Sacramento County
Comm. Expires May 26, 2019

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____

(Title)

_____

- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____

(Name of Person(s) or Entity(ies))

_____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

© 2006-2018 Notary Learning Center - All Rights Reserved. You can purchase copies of this form from our web site at www.TheNotaryStore.com