

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $166,000.00.

Michelle O'Malley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of May, 2019.

NOTARY PUBLIC

My commission expires: 7-11-22

Karen Johnson Davidson County
Batch# 237369 **DEEDWARR**
05/31/2019 01:33:28 PM 2 pgs
Fees: $13.00 Taxes: $614.20

20190531-0051976

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michelle O'Malley	New Owner	053090A01800CO
(NAME)	(NAME)	
1442 East Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		

Warranty Deed

For and in Consideration of the sum of $166,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Chika Wells, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michelle O'Malley,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

*a single woman,

Land in Davidson County, Tennessee, and described as follows:

Being Unit No. 1442 of Neely's Bend Villas, as of record in Book 5200, page 262, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit. Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

Being the same property conveyed to Chika Wells, unmarried, by deed from Michael R. Shoemaker, married, of record in Instrument Number 20131031-0112994, said Register's Office. Dale Wells, spouse of Chika Wells having since deceased on or about 09/22/2018.

This property is __unimproved _X_improved property known as: 1442 East Cedar Lane, Nashville, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of May, 2019.

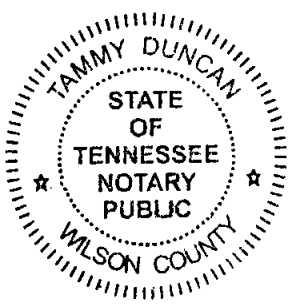
Chika Wells

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chika Wells, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2019.

Notary Public
My Commission Expires: 4/22/23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122