Name and Address of New Owner:
Cordelia C. Nwozo
269 Bell Road
Nashville, TN 37217

Send Tax Bills To:
Cordelia C. Nwozo
269 Bell Road
Nashville, TN 37217

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 092-06-0-180

Karen Johnson Davidson County
Batch# 240670 DEEDWARR
06/07/2019 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20190607-0054915

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, **Anthony Leon Davis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cordelia C. Nwozo,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidscn County, Tennessee, being the East Part of Lot No. 9 on the Map of the Subdivision of Lots Nos. 20 and 21 and 22 in the Clare Plan or Hadley Plan, as of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 9 fronts 25 feet on the south side of Clare Street, and runs back between parallel lines 177 feet to an alley.

Included in this legal description, but excluded from the Transfer is the property conveyed to the State of Tennessee by Judgement of record in Book 4214, Page 482, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Anthony Leon Davis, by QuitClaim Deed from Michael Morris, dated December 28, 2018 ,of record in Instrument Number 20190107-0001360, Registers Office for Davidson County, Tennessee.

Property Known as: 2805 Clare Avenue, Nashville, TN 3720

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 10th day of May, 2019.

(SEAL)
Anthony Leon Davis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 10th day of May, 2019, before me personally appeared Anthony Leon Davis, 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.

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand, at office, this 10th day of May, 2019.

Notary Signature
My commission expires: 5-3-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $60,000.00, 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
10th day of May, 2019.

Notary Public
My commission expires: 5-3-2021
File No. 2019-169

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

