Karen Johnson Davidson County
Batch# 302430 DEEDWARR
10/17/2019 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20191017-0106599

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2517

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of October, 2019

Notary Public

Commission Expires: October 25, 2022

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cordelia Nwozo 1919 Murfreesboro Pike Nashville, TN 37217	5145 Sterling Oaks Dr. Brentwood, TN 37027	135-00-0-386.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Santiago Meneses, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cordelia Nwozo, Married Woman

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 4, RESUBDIVISION OF LOT 1 OF CANTER CHASE COMMERCIAL, as shown on plat of record in Plat Book 6900, page 830, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Less and Except
Beginning at a point in the existing southwest margin of Murfreesboro Road said point being 84.88 feet right of Murfreesboro Road proposed centerline station 136+03.70; thence with said existing margin southeasterly 200 feet, more or less to a point; thence with the proposed southwest margin of said road (1) north 53 degrees 15 minutes 26 seconds west 102.75 feet, (2) having a 11,483.16 foot radius curve northwesterly 96.70 feet to the point of beginning and containing 780 square feet and being part of the same property conveyed by Joe V. Hawn, Jr. to Kwik-Sak, Inc. as of record in Book 7659, page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Santiago Meneses and Fernando L. Gallego, as joint tenants with right of survivorship by Warranty deed from Alzahra Islamic Center of record in Instrument No. 20100326-0022637 Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on March 26, 2010.

Being the same property conveyed to Santiago Meneses by Quitclaim deed from Fernando L. Gallego of record in Instrument No. 20100824-0066800 Register's Office for Davidson County, Tennessee, dated August 23, 2010 and recorded on August 24, 2010. (Value of

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1919 Murfreesboro Pike, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of October, 2019.

Santiago Meneses

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 10th day of October, 2019.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022

(Notary Seal)

Notary Public
My Commission Expires: October 25, 2022

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY