Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Naomi Cox, and husband, James Freshwater**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew M. Nowak, and Emily Cook Nowak, husband and wife,,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Glenrose Subdivision of record in Book 1424, page 142, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Naomi Cox, an unmarried woman by deed from Jennifer Parker, a single woman, dated May 16, 2015, of record in Inst. No. 20150520-0046452, Register's Office for Davidson County, Tennessee.

Naomi Cox is now married to James Freshwater. James Freshwater joins in this conveyance to convey any and all marital interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 90 Oriel Avenue, Nashville TN, 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Karen Johnson Davidson County
Batch# 320074 DEEDWARR
11/26/2019 09:52:00 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20191126-0122097

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2019.

Naomi Cox

James Freshwater

State of Tennessee)
County of Davidson)

On this 23rd day of October, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Naomi Cox and James Freshwater, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 273,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of October, 2019.

Notary Public

My Commission Expires: 10-2-23

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Andrew M. Nowak
90 Oriel Avenue
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
First Tennessee Bank
165 Madison Avenue
Memphis, TN 38103

TAX MAP-PARCEL #:
119-02-0-159.00