**NEW OWNER:**

JOHN DENNIS DANIELS, II
4807 NEVADA AVENUE
NASHVILLE, TN 37209

**SEND TAX BILLS TO:**

CONGRESSIONAL FEDERAL CREDIT UNION
10461 WHITE GRANITE DRIVE
OAKTON, VA 22124

**Map & Parcel 91 15 317.00 R**

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

**FILE NO: 20-1167**

**Space for Recorder's stamp**

Karen Johnson Davidson County
Batch# 458714 **DEEDWARR**
08/18/2020 10:14:13 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50

20200818-0092575

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Five Thousand and 00/100 Dollars ($505,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JASON T. WILES,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN DENNIS DANIELS, II and AMY DORINE DANIELS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 708 of Block 32 on the Map of Charlotte Pike Company's First Addition, as shown on the plat of the same of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason T. Wiles by Warranty Deed from Susan Henderson, an unmarried person, dated November 7, 2006, and of record in Instrument No. 20061113-0140540, in the Register's Office for Davidson County, Tennessee. Jason T. Wiles is now married to Kimberly Marie Korwek.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4807 NEVADA AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 103, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

AND I, KIMBERLY MARIE KORWEK, spouse of the said Jason T. Wiles, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 17th day of August, 2020.

JASON T. WILES

KIMBERLY MARIE KORWEK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JASON T. WILES and wife, KIMBERLY MARIE KORWEK**, 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 office this 17th day of August, 2020.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

**********

The actual consideration or value, whichever is greater, for this transfer is **$505,000.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of August, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022