Name and Address of New Owner:
Cordelia Nwozo

Karen Johnson Davidson County
Batch# 522342 DEEDWARR
12/01/2020 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $536.50
20201201-0139258

Send Tax Bills To:
Cordelia Nwozo
5145 Sterling Oaks Dr.
Brentwood, TN 37027
This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 149-04-0-4.00

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, **Oved Leon and Rina Leon, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cordelia Nwozo,** married ", "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Dorhill Acres, Section Two, of record in Book 2331, Page 144, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Oved Leon and wife, Rina Leon by Deed dated February 24, 2004 from
Danny R. Jones and wife, Darlene C. Jones, recorded February 26, 2004, in Instrument Number 20040226-0021953, in the Official Records of Davidson County, Tennessee.

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 18th day of November, 2020.

_____(SEAL)
Oved Leon

_____(SEAL)
Rina Leon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of November, 2020, before me personally appeared Oved Leon and Rina Leon, 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.

Witness my hand, at office, this 18th day of November, 2020.

_____
Notary Signature
My commission expires:
6-22-2023

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

11-18-2020

(Affiant)

Sworn to and subscribed before me this
18th day of November, 2020.

Notary Public
My commission expires: 6-24-2023
File No. 202050

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Desiree Sailema, 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 Tennessee

County of Williamson

Personally appeared before me, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

