Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 522422 DEEDWARR
12/01/2020 11:40:37 AM 2 pgs
Fees: $13.00 Taxes: $1,655.75

20201201-0139413

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $447,500.00.

Affiant

Subscribed and sworn to before me, this 30 day of November, 2020.

Notary Public
My commission expires: 9-13-2020

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
SHERI WEINER 208 ASPENWOOD LANE NASHVILLE, TN 37221	NEW OWNER	123-10-0A-013.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD P. JOSEPH AND WIFE, CANDACE JOSEPH, MARRIED, AND NICOLE CYRILLE JOSEPH, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **SHERI WEINER, SINGLE,** hereinafter called the Grantee, their successors 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 NO. 13 ON THE PLAN OF PINE FOREST SECTION ONE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 9700, PAGES 712 AND 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD P. JOSEPH, CANDACE JOSEPH, AND NICOLE CYRILLE JOSEPH AS TENANTS IN COMMON BY WARRANTY DEED FROM HELEN K. FARMER, UNMARRIED, OF RECORD ON JULY 22, 2013, IN INSTRUMENT NO. 20130722-075577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED DATED JANUARY 29, 2014, RICHARD P. JOSEPH, CANDACE JOSEPH, AND NICOLE CYRILLE JOSEPH AS TENANTS IN COMMON CONVEYED THEIR INTEREST TO RICHARD P. JOSEPH, CANDACE JOSEPH, AND NICOLE CYRILLE JOSEPH AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP OF RECORD IN INSTRUMENT NO. 20140129-0008005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 208 ASPENWOOD LANE, NASHVILLE, TENNESSEE 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

WITNESS my hand this 30 day of November, 2020.

Richard P. Joseph

RICHARD P. JOSEPH

Candace Joseph by Richard P. Joseph, her atty. in fact

CANDACE JOSEPH, BY RICHARD P. JOSEPH, HER ATTORNEY IN FACT

Nicole Cyrille Joseph by Richard P. Joseph, her atty. in fact

NICOLE CYRILLE JOSEPH, BY RICHARD P. JOSEPH, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, RICHARD P. JOSEPH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for CANDACE JOSEPH and NICOLE CYRILLE JOSEPH, and as their attorney-in-fact, executed the within instrument on their behalf for the purposes therein contained, having authority to so act.

Witness my hand in Nashville, Tennessee, this 30 day of November, 2020.

Notary Public

My Commission expires: 11/08/22

(SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON