THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20122024U**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me, this 12th day of January, 2021. Notary Public My Commission Expires: May 9, 2023

KENYA D. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

WARRANTY DEED

Address New Owner: Jason L Daniels and Negar S Daniels 1231 Carl Seyfert Memorial Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159 02 0 036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Felicia O Udoji, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason L Daniels and Negar S Daniels, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Galaxy Estates, of record in Plat Book 4175, Page 77, Register's Office for said County.

Said Lot No. 7 fronts 192.51 feet on the Southerly margin of Carl Seyfert Memorial and extends back 280.80 on the Westerly lien and 282.80 feet on Easterly line to a dead line in the rear, measuring 193.20 feet thereon.

Being the same property conveyed to Walter C. Udoji and spouse, Felicia O. Udoji, by Warranty Deed from Aubrey Biggs Harwell, Jr., a single person, of record in Book 9688, Page 708, in the Register's Office of Davidson County, Tennessee, dated June 01, 1995 and recorded on June 02, 1995. Said Walter C. Udoji since died on November 20, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALAXY ESTATES, as recorded in Plat Book 4175, Page(s) 77.

This is improved property located at 1231 Carl Seyfert Memorial Drive Brentwood TN 37027

Karen Johnson Davidson County
Batch# 552887 DEEDWARR
01/12/2021 12:43:30 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20210112-0005429

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2021.

Dr. Felicia Ozizu Udoji
Felicia O Udoji

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Felicia O Udoji, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of January, 2021.

Notary Public

My Commission Expires: _____

THAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY