Karen Johnson Davidson County
Batch# 568839 DEEDWARR
02/05/2021 08:42:55 AM 2 pgs
Fees: $13.00 Taxes: $1,721.61
20210205-0016661

Warranty Deed

Prepared By
John L. Warner Jr., Attorney
308 W. Church Street, Union City, TN 38261
Without Examination of Title or Current Survey

IN CONSIDERATION OF $10.00 cash in hand paid, receipt of which is hereby acknowledged, **Kofi Nuako and Joyce Addo** hereby bargain. sell release and quitclaim to **ZeeJay Developments LLC,** the following land located in County of Davidson, State of Tennessee:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section Five, Village by the Creek, of record in Plat Book 6250, Page 221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 215, which is a corner lot, fronts 70.00 feet on the Easterly margin of Ridgeside Drive and fronts a total distance of 85.88 feet on the Northerly margin of Village Trail, said frontages being joined by a curve having a length of 92.27 feet and extends back 105.00 feet on the Northerly line and 93.75 feet on the Easterly line, to a point of intersection.

BEING identified for tax purposes as **Map & Parcel 050 07 0 012.00**, with an address of 3721 Village Trl., Nashville, TN 37207.

BEING the same property acquired by Kofi Nuako and wife, Joyce Addo, by deed dated November 24, 2014, of record in Instrument No. 20141126-0109296, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Section Five, Village by The Creek, of record in Plat Book 6250, Page 221, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 214 fronts 78.01 feet on the Northerly margin of Village Trail and extends back 167.66 feet on the Easterly line to a broken line on the rear, measuring 108.75 feet thereon, more or less.

BEING identified for tax purposes as **Map & Parcel 050 07 0 013.00**, with an address of 3725 Village Trl., Nashville, TN 37207.

BEING the same property acquired by Kofi Nuako and wife, Joyce Addo, by deed dated November 24, 2014, of record in Instrument No. 20141126-0109297, in the Register's Office of Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of EAST MADISON ADDITION, NAWAKA HILLS ESTATE, a subdivision of the Northerly 25 acres of the Stiddum Land in the 11th Civil District of Davidson County, Tennessee, according to a survey made and completed by TW Briley Company, Surveyors, Sumner County, Tennessee, on October 7, 1937.

Said Lot No. 34 fronts 50 feet Westerly margin of Kinsey Highway, as shown on said plan, and extends back Westerly 150 feet to a dead line and measures 50 feet thereon, bounded on the North by the lot of Ollie N. Bradley and on the South by the lot of Mamie D. Davis.

BEING identified for tax purposes as **Map & Parcel 052 03 0 011.00**, with an address of 516 Kinsey Blvd., Nashville, TN 37115.

BEING the same property acquired by Kofi Nuako by deed dated September 15, 2014, of record in Instrument No. 20140916-0084799, in the Register's Office of Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being parts of lots nos. 31 and 32 in the Manlove Plan, a plan of which is recorded in Plan Book 21, page 129, of the register's office for Davidson County, Tennessee.

Said parts of lots 31 and 32 begin at a point in the southeast corner of the intersection of 18th Avenue North (formerly Salem street) and Underwood Street and run back; thence eastwardly along the southern margin of Underwood street 63 feet to a point; thence southwardly parallel with 18th Avenue North, thence northwardly along the eastern margin of 18th Avenue North 130 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Robert M. Garfinkle, an unmarried man, of Record in Book 5061, page 741, said Register's Office, as follows:

Being part of Lot No. 31 in the Manlove Plan, a plan of which is of record in Plan Book 21, page 129, Register's Office for Davidson County, Tennessee.

Beginning at the southeast corner of the intersection of Salem Street (18th Avenue North) and Underwood Street; thence southwardly along the eastern margin of Salem Street 130.00 feet to a point; thence easterly 13.10 feet to a point; thence northwardly 104.19 feet along the new relocated eastern margin of Salem Street to a point; thence northeasterly 40.06 feet around a curve that has a 25 foot radius to a point; thence westwardly 38.00 feet along the present southerly margin of Underwood Street to the point of beginning.

BEING identified for tax purposes as **Map & Parcel 081 15 0 312.00**, with an address of 1731 Underwood St., Nashville, TN 37208.

BEING the same property acquired by Kofi Nuako by deed dated September 15, 2014, of record in Instrument No. 20140918- 0085662, in the Register's Office of Davidson County, Tennessee.

Pursuant to TCA §66-24-121, the foregoing legal descriptions are the same as that contained in the sources of title shown above.

TO HAVE AND TO HOLD the above-described real estate with all appurtenances, estate, title and interest thereunto appertaining unto ZeeJay Developments LLC, its heirs and assigns forever.

We warrant the title to the above-described property against all persons whomsoever, covenant that we are seized and possessed of the said land in fee simple, have a lawful right to convey it and that said land is unencumbered except as herein indicated.

Witness our signatures on January 29, 2021.

Kofi Nuako

Joyce Addo

State of Tennessee
County of Obion

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Kofi Nuako and Joyce Addo, being either personally known to me or being proved to me on the basis of satisfactory evidence to be the person indicated, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on January 29, 2021.

Notary Public
My commission expires: 11-16-2022

JOHN L. WARNER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF OBION

AFFIDAVIT OF VALUE

I make oath that the actual consideration for the transfer of this real estate, or its present value (being the amount which the property transferred would command at a fair and voluntary sale), whichever is greater, is $465,300.00.

Sworn to and subscribed before me on January 29, 2021.

Notary Public
My Commission Expires: 11-16-2022

JOHN L. WARNER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF OBION

The name and address of an owner of the property responsible for payment of the real property taxes is:

ZeeJay Developments LLC
111 Lake Park Dr.
Martin, TN 38237

After recording send the deed to:

same