Name and Address of New Owner:
Cordelia Nwozo
5745 Sterling Oaks Dr.
Brentwood TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 52-01-0-306.00

Karen Johnson Davidson County
Batch# 628961 DEEDWARR
05/05/2021 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $55.50
20210505-0059897

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, **Michael Allen Anglea**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cordelia Nwozo,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract 5—B Block K, of revised plan of Power & Roth, of Madison Park.

Subdivision, in the County of Davidson, State of Tennessee, a 'Plat of which subdivision is on record in Book 843, Page 7, Register's Office of said County, said tract begins at a point in the South boundary of Rothwood Avenue a distance of 84.4 feet west of an iron pin in the comer of Lanier Avenue and Rothwood Avenue and runs south/weirdly a distance of 125 feet to a point,- thence west 50 feet to a point; thence 125 feet to a point in the south boundary of Rothwood Avenue; theme East 50 feet to the beginning, containing .14 acres, more or less.

Being the same property conveyed to Michael Allen Anglea by Deed dated July 2, 1987 from R.E. Cone and wife, Alleyene Lovelday Cone, recorded July 10, 1987, in Book 7293, Page 233, 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 30th day of April, 2021.

_____(SEAL)
Michael Allen Anglea

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2021, before me personally appeared Michael Allen Anglea, 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 30th day of April, 2021.

_____
Notary Signature
My commission expires:

6-28-2023

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 $15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of April, 2021.

Notary Public
My commission expires: 1-23-23
File No. 2021-252

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON 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

