Karen Johnson Davidson County
Batch# 637712 DEEDWARR
05/17/2021 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210517-0066163

WHEN RECOREDED MAIL TO:
TIMIOS, INC
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VINCENT U. ONUOHA	VINCENT U. ONUOHA	059 04 0A 193.00
3276 WOODPOINT DR NASHVILLE, TN 37207	3276 WOODPOINT DR NASHVILLE, TN 37207	

For good consideration, I (We) **VINCENT U. ONUOHA, AN UNMARRIED MAN WHO TOOK TITLE AS A MARRIED MAN** whose mailing address is 3276 WOODPOINT DR, NASHVILLE, TN 37207, hereby bargain, deed and convey to **VINCENT U. ONUOHA, AN UNMARRIED MAN** whose mailing address is 3276 WOODPOINT DR, NASHVILLE, TN 37207, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 224 ON THE FINAL PLAT OF PHASES 4, 5, AND 6, OF BROOKVIEW SUBDIVISION, OF RECORD IN INSTRUMENT NUMBER 20060303-0025044, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO VINCENT U. ONUOHA, A MARRIED MAN BY DEED FROM VINCENT U. ONUOHA, A MARRIED MAN, WHO ACQUIRED TITLE AS AN UNMARRIED MAN, AND JOINED BY HIS WIFE, ALICE LITOPO ONUOHA RECORDED 09/28/2017 IN DEED INSTRUMENT NO. 201709280099322, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 059 04 0A 193.00

Property Address: 3276 WOODPOINT DR, NASHVILLE, TN 37207

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 17 day of April 2021.

VINCENT U. ONUOHA

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 17 day of April 2021, before me personally appeared **VINCENT U. ONUOHA** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
My Commission Expires: 07/09/2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 17 day of April, 2021.

Notary Public
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
VINCENT U. ONUOHA
3276 WOODPOINT DR
NASHVILLE, TN 37207

Name and Address of property owner:
VINCENT U. ONUOHA
3276 WOODPOINT DR
NASHVILLE, TN 37207

True Copy Certification

I, Cindy D. Gallegos 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.

Cindy Gallegos
Signature

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, Melody Bass, a Notary Public for this county and state, Cindy D. Gallegos who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melody Bass
Notary's Signature

My Commission Expires: 9.15.2021

PTO1 MELODY BASS COMM. #2214198 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires SEP. 15, 2021 PTO1