WARRANTY DEED

Karen Johnson Davidson County
Batch# 639282 DEEDWARR
05/19/2021 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $769.60
20210519-0067626

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $208,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/17/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3715

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles Onofua	New Owner	162-06-0-039.00
221 Old Tusculum Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Heidi Schwab, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Onofua, single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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. 55 on the Plan of The Plan Section I, Fair Oaks Subdivision of record in Plat Book 4175, Page 42-43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Heidi L. Hchwab by Warranty deed from Howard A. Wakefield and wife, Laura J. Wakefield of record in Instrument No. 20040601-0064002 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on May 01, 2004.

Being a portion of the same property conveyed to Heidi L. Schwab nka Heidi L. Dennis and husband, Thomas Dennis by Quitclaim deed from Heidi L. Schwab of record in Instrument No. 20060620-0073331 Register's Office for Davidson County, Tennessee, dated June 13, 2006 and recorded on June 20, 2006.

Being a portion of the same property conveyed to Heidi Dennis by Quitclaim deed from Thomas Dennis of record in Instrument No. 20200807-0087889 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on August 07, 2020. Heidei Dennis now unmarried and known as Heidi Schwab.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 221 Old Tusculum Road Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on May 17, 2021}.

Heidi Schwab by J Carlton Drumwright, Attorney in Fact
Heidi Schwab
By: J Carlton Drumwright, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Heidi Schwab, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Heidi Schwab and is authorized by Heidi Schwab to execute this instrument on her behalf.

Witness my hand and official seal, this May 17, 2021.

Elizabeth J Barnes
Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3715

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

