Karen Johnson Davidson County
Batch# 650017 DEEDWARR
06/04/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210604-0075307

| | |
|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20214956<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$315,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 28th day of May, 2021.<br><br>Notary Public<br>My Commission Expires: 2/12/2024 |

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 28th day of May, 2021, among:

**CODY R. NEWBOLD, UNMARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**MTEMI LOXTON KIDA AND CALLIE WEATHERFORD**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**The Land Hereinafter referred to is situated in the City Of Nashville, County of Davidson, State of TN, and is Described as follows: Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revision One, Section Two, Lenox Village of record in Instrument No. 20020731-0091872, 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 the same property conveyed to Cody R. Newbold, unmarried by Warranty deed from Ryan W. Ogletree and Jennifer P. Ogletree, husband and wife of record in Instrument No. 20180830-0086191 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 30, 2018.**

**Being also known as 7347 Althorp Way Nashville, Tennessee 37211.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Cody R Newbold

**Cody R. Newbold**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Cody R. Newbold, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of May, 2021.

Notary Public
My Commission Expires: 1/2/2026

MICHAEL A DIFONZO
Notary Public
Massachusetts
My Commission Expires
Jan 2, 2026

**Owner Name & Property Address:**

Name: Mtemi Loxton Kida
Address: 7347 Althorp Way
City, State, Zip: Nashville, TN 37211

**Responsible Party For Taxes:**

Name: Mtemi Loxton Kida
Address: 7347 Althorp Way
City, State, Zip: Nashville, TN 37211

**Tax ID: 173-09-0A-041.00-CO**

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021