Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 652038 DEEDWARR
06/08/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20210608-0076865

39-B
File #21-1358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William McCord Caldwell, Jr. and Cristy Torbert Caldwell, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adeeb D. Daniel and Shayma Daniel, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Phase III-D "Sheffield" on the Harpeth of record in Book 7900, Pages 710 and 712, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William McCord Caldwell, Jr and Cristy Torbert Caldwell by deed from John C. King II and Margaret C. King, husband and wife, dated August 8, 2012, in the amount of $275,000.00, of record in Inst. No. 20120820-0074594 and further by Quitclaim Deed of record in Inst. No. 20140109-0002417, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 704 Vauxhall Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Adeeb D. Daniel
704 Vauxhall Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
Supreme Lending
14801 Quorum Dr #300
Dallas, TX 75254

TAX MAP-PARCEL #:
141-15-0D-178.00

202106080076865

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2021.

William McCord Caldwell, Jr.

Cristy Torbert Caldwell

State of Tennessee)
County of Davidson)

On this 2nd day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William McCord Caldwell, Jr. and Cristy Torbert Caldwell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA V. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 560,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of June, 2021.

Notary Public

My Commission Expires: _____

KRISTIN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-15-2023

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

