NEW OWNER:
Olanipenkun Adeleye Olubowale
1020 West Eastland Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-211

MAP & PARCEL
083-05-0-114

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 652448 **DEEDWARR**
06/09/2021 11:08:24 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20210609-0077372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS ($500,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John J. Carpenter, an unmarried man** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Olanipenkun Adeleye Olubowale, a single man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 11 in the re-subdivision of part of Block "F" in the Eastwood Addition, a plan of said re-subdivision being of record in Book 421, page 20. Register's Office for Davidson County, Tennessee. Said Lot No. 11, fronts 50 feet on the southerly side of Jackson Street or Eastland Avenue and runs back between parallel lines, 170 feet, more or less, on the westerly line and 172 feet, more or less, on the easterly line to an alley.

Being the same property conveyed to John J. Carpenter and Molly Thibodeau Carpenter, husband and wife by Warranty deed from John J. Carpenter married to Molly Thibodeau Carpenter of record in Instrument No. 20160224-0017433 Register's Office for Davidson County, Tennessee, dated February 17, 2016 and recorded on February 24, 2016.

Being the same property conveyed to John J. Carpenter by Quitclaim deed from Molly Thibodeau Carpenter of record in Instrument No. 20200508-0048208 Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on May 08, 2020.

Being also known as 1020 West Eastland Avenue Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of June, 2021.

John J. Carpenter

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John J. Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of June, 2021.

NOTARY PUBLIC

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 07-11-2021

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The actual consideration or value, whichever is greater, for this transfer is $ **500,000.00.**

AFFIANT

Sworn to and subscribed to before me this 4th day of June, 2021.

NOTARY PUBLIC

My commission expires: 12-21-24

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 21, 2024