THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30309

Karen Johnson Davidson County
Batch# 655868 DEEDWARR
06/14/2021 11:09:59 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210614-0079690

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 01.08.2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Wesley Owenby	NEW OWNER	
1503 21st Avenue North		08115010200
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kelvin Lo, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Wesley Owenby,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 21 on the Plan of S.A. Champion's Subdivision of Lots Nos. 85 to 168 and 169 to 228 and Lots 235 to 252, inclusive, in the Harding Plan as recorded in Book 21, Page 80, of the Register's Office of Davidson County, Tennessee, said subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 21 fronts 50 feet on the West Side of 21st Avenue North, formerly North, formerly Estrella Street and extends back between parallel lines Westwardly, 154.7 feet to an alley.

Being the same property conveyed to Kelvin Lo, a married man, by Warranty deed from Tina Von Hagel and Aaron M. Painter, wife and husband of record in Instrument No. 20180718-0070043 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 18, 2018.

The above described property has never been the marital residence of Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1503 21st Avenue North, Nashville, TN 37208.**

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, their heirs and assigns forever; and we do covenant with 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 is 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 this the K.L 9 day of June, 2021.

K.L.

Kelvin Lo

STATE OF ~~WA~~ LO WA

COUNTY OF ~~King~~ LO King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelvin Lo,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th LO day of June, 2021.

My Commission expires: ~~12-14-2021~~ 12-14-2021 LO

LO

Notary Public

KEVIN DANG
Notary Public
State of Washington
My Appointment Expires
Dec 14, 2021