Karen Johnson Davidson County
Batch# 669875 DEEDWARR
07/01/2021 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20210701-0089612

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater _____ for this transfer is $680,000.00 Affiant Subscribed and sworn to before me This 30 day of June 2021. Notary Public My Commission Expires: 3/10/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Gerald Onuoha 3302 Unit B Felicia Street, Nashville TN 37209	New Owner	1092090100200CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of One Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NBD Enterprises, LLC, an Arizona Limited Liability Company,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Gerald Onuoha** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Felicia Flats North of record in Declaration of Establishment in Instrument No. 20140522-0044314, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being property conveyed to NBD Enterprises, LLC an Arizona limited liability company, by Quitclaim deed from Taylor Curtis Lewan, Trustee of the Taylor Curtis Lewan Living Trust, of record in Instrument No. 20160415-0036258.

This is improved property known as 3302 Unit B Felicia Street, Nashville TN 37209.

This conveyance is subject to the following:

1. Subject to all matters of record in Plat Book 161, Page 159, Book 421, Page 42, Instrument No. 20140522-0044314 and Instrument No. 20191101-0112853.
2. Covenants of record in Instrument No. 20140522-0044314 and Instrument No. 20191101-0112853.
3. Taxes for 2021 and subsequent years, a lien, not yet due and payable. Taxes for 2020 have been paid in the amount of$5,338.52 M/P 092090i00200co.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30TH day of June 2021.

NBD Enterprises, LLC

Taylor C. Lewan, Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Taylor C. Lewan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of NBD Enterprises, LLC, and as such, acknowledged that he is authorized to execute the foregoing instrument on behalf of NBD Enterprises, LLC, the within named bargainor, an Arizona Limited Liability Company, and that he as Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as Manager.

Witness my hand and seal, at Nashville, Tennessee, this 30TH day of June 2021.

Notary Public

My Commission Expires: 10/30/24

PATTY CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021 (date of document).

Andrea P. Perry
Affiant Signature

June 30, 2021
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY