Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,100.00.

Karen Johnson Davidson County
Batch# 670704 DEEDWARR
07/02/2021 11:38:39 AM 2 pgs
Fees: $13.00 Taxes: $1,091.87

20210702-0090068

Affiant

Subscribed and sworn to before m
30th day of June, 2021.

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Notary Public
My Commission Expires: 7-3-23

2021-318

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Nwaokolo		
813 Spence Enclave Lane	New Owner	094-16-0E-071.00-CO
Nashville, TN, 37210		

WARRANTY DEED

For and in 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, we

Melodeene A. Salesky n/k/a Melodeene A. Martin, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

William Nwaokolo, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Unit 71 on the plan of Spence Enclave Townhomes, a Planned Unit Development, as of record as Instrument Number 20061115-0141672; as amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, (with Affidavit recorded in 20100428-0032407) and Instrument Number 20121116-0105801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Melodeene A. Salesky, married by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20091124-0108160 Register's Office for Davidson County, Tennessee, dated November 20, 2009 and recorded on November 24, 2009. Melodeene A. Salesky having since married Henry Austin Martin and is now known as Melodeene A. Martin.

Henry Austin Martin, spouse of Melodeene A. Martin, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **813 Spence Enclave Lane, Nashville, TN 37210.**

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 our hands this 30th day of June, 2021.

Melodeene A. Martin

Melodeene A. Martin

Henry Austin Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melodeene A. Martin and Henry Austin Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY