Karen Johnson Davidson County
Batch# 679361 DEEDWARR
07/19/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210719-0096630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0563

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle Lyn Danihel, A Single Woman, as sole ownership	United Wholesale Mortgage	Map: 09611008700
(NAME) 604 Philwood Drive	(NAME) 585 South Blvd E	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS E. NELSON, SINGLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHELLE DANIHEL, A SINGLE WOMAN, AS SOLE OWNERSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 609 on the Plan of Cloverhill, Section 8, as of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Nelson, by deed from Dan P. Curtis and wife, Jenny C. Curtis, of record in Book 10341, Page 484, dated January 29, 1997, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 10 and 11, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262 and Book 2334, Page 307, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 604 Philwood Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 15th day of July, 2021.

Thomas E. Nelson

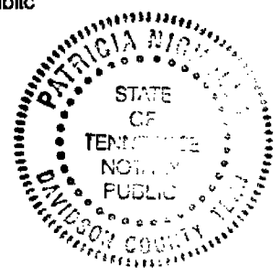
STATE OF **TENNESSEE**
COUNTY **OF DAVIDSON**

Personally **appeared before me, the undersigned**, a Notary Public in and for said County and State, the within named **Thomas E. Nelson, with whom** I am personally acquainted (or proved to me on the basis of satisfactory **evidence) and who acknowledged** that he/she/they executed the within instrument for the purposes **therein contained.**

Witness my hand and official seal this, 15th day of July, 2021.

My Commission Expires: 3/6/24

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, **do** hereby make oath that I am a licensed attorney and/or the custo**dian of the original version of the** electronic document tendered for registration herewith and th**at this electronic document is a true** and exact copy of the original document executed and authenticated according to law on 07/14/2021 (date of document).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL