Karen Johnson Davidson County
Batch# 749607 DEEDWARR
11/04/2021 12:12:51 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20211104-0147658

Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 3rd day of November, 2021. Notary Public My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Corey Theisen and Sarah Theisen		**173-11-0A-011.00-CO**
2040 Stanford Village Dr.	New owner	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ifeoma C. Nwankwo , unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Corey Theisen and Sarah Theisen, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Stanford Village Section One, of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ifeoma C. Nwankwo by Warranty deed from Christopher A. Holz and Kaci M. Holz, husband and wife of record in Instrument No. 20091013-0094853 Register's Office for Davidson County, Tennessee, dated October 9, 2009 and recorded on October 13, 2009.

This is improved property known as **2040 Stanford Village Dr., Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st. day of November, 2021.

Ifeoma C. Nwankwo

STATE OF New York
COUNTY OF Westchester

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ifeoma C. Nwankwo, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st. day of November, 2021.

Ernestine T. Paramore
Notary Public
My Commission Expires: 05/20/2023

ERNESTINE T PARAMORE
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Westchester County
01PA6392230
MY COMMISSION EXPIRES 05/20/2023

SolomonParks File No. 21-000341-529

SP 11/2015