Karen Johnson Davidson County
Batch# 751523 DEEDWARR
11/09/2021 09:28:38 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20211109-0149290

Prepared by:

5 Star Title of TN, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of December 2021.

Notary Public
My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cordelia C. Nwozo	Same as owner	
5745 Sterling Oaks Dr.		133-01-0-024
Brentwood, TN 37027		

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

Felix Cordarco, an unmarried man

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

Cordelia C Nwozo

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

Being Lot No. 10 on the map of William Coleman's Subdivision of 7.08 acres off the West part of Radner College land, as of record in Book 547, page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Felix Condarco by Deed dated July 28, 1995 from Potts & Kelly Properties, recorded August 7, 1995, in Book 9753, Page 866, in the Official Records of Davidson County, Tennessee. This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 3219 Meade Ave., Nashville, Tn 37211

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

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 3rd day of November, 2021.

Felix Condarco.

Felix Condarco

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 **Felix Condarco,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 3rd day of November 2021.

Julie Coone

Notary Public at Large

My Commission Expires:

6.24.2023

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY