Karen Johnson Davidson County
Batch# 766221 DEEDWARR
12/02/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211202-0159979

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2021.

Notary Public

My commission expires: 3/6/24

(Notary Stamp)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Daniel Bennett Yusi	Geneva Financial, LLC	062-02-0-002.00
2577 Pennington Bend Road	180 S. Arizona Ave, Ste 310	
Nashville, TN 37214	Chandler, AZ 85225	

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,

Keith A. Showalter and wife, Patricia S. Showalter

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

Daniel Bennett Yusi, married man

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

Being Lot No. 2 on the Plan of Pennington Bend Estates, Section 1 as of record in Book 4955, page 89, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 116.00 on the Northerly margin of Pennington Bend Road and runs back 189.00 feet between parallel lines to a line in the rear on which it measures 116.00 feet thereon.

Being the same property conveyed to Keith A. Showalter and wife, Patricia A. Showalter by Warranty deed from Ronald W. Sharer and Carol A. Sharer (formerly Thomas) of record in Book 6292, page 477, Register's Office for Davidson County, Tennessee, dated May 11, 1984 and recorded on May 15, 1984; Patricia S. Showalter is one and the same as Patricia A. Showalter.

This is improved property known as **2577 Pennington Bend Road, Nashville, TN 37214.**

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 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 29th day of November, 2021.

Keith A. Showalter

Patricia S. Showalter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Keith A. Showalter and Patricia S. Showalter, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of November, 2021.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000350-529

Certification of Recorded Documents

I, Karen Suggs, 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 November 29, 2021.

(AFFIANT) – Karen Suggs

11/29/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of November, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY