WARRANTY DEED

Karen Johnson Davidson County
Batch# 781522 DEEDWARR
12/29/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211229-0171356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Dawn D Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-25
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Oppong and Daniel Oppong	New Owner	082 13 0A 022.00
(NAME)	(NAME)	
1026 9th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Neland D. Nobel, Trustee of the Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto and Gayle Nobel, Trustee of the Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Oppong and Daniel Oppong, joint tenants with the right of survivorship**, 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:

Land in Davidson County, Tennessee, being Unit No. E-7, Row 8.9 Condominiums as shown on plat of Resubdivision of Lot 1 of The Resubdivision of a Portion of Lots No. 5 and 93 of Balch and Whiteside's Addition to Nashville of record as Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee, described in the Master Deed and By-Laws of record as Instrument No. 20011121-0128062, amended as Instrument No. 20021212-0153656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monetary Research, LLC, by Warranty Deed from Thomas R. Hager, married, of record in Instrument No. 20150505-0040735, in the Register's Office of Davidson County, Tennessee, dated April 24, 2015 and recorded on May 05, 2015.

Being the same property conveyed to Neland D. Nobel, Trustee of The Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto and Gayle Nobel, Trustee of The Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto, by Quit Claim Deed from Monetary Research, LLC of record in Instrument No. 20151106-0113328, in the Register's Office of Davidson County, Tennessee, dated October 21, 2015 and recorded on November 06, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1026 9th Avenue N, Nashville , TN 37208

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 ~~17th~~ 16th day of December, , 2021.

Neland D. Nobel, Trustee of the Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto and Gayle Nobel, Trustee of the Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto

BY: _____
Neland D. Nobel, Trustee

BY: _____
Gayle Nobel, Trustee

STATE OF ~~TENNESSEE~~ KV Arizona
COUNTY OF ~~DAVIDSON~~ KV Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Neland D. Nobel, Trustee of the Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto and Gayle Nobel, Trustee of the Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~17th~~ 16th KV day of December, 2021.

_____
Notary Public

My Commission Expires: 05/31/2023

KIMBERLY A. VAZQUEZ
Notary Public - Maricopa County
Commission No. 564984
My Commission Expires
05/31/2023

Certificate of Authenticity

I, Tonya Loftin, 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 **December 16, 2021**.

Date

Tonya Loftin

Affiant Signature

December 22, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 22nd day of December, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)