Karen Johnson Davidson County
Batch# 787813 DEEDWARR
01/11/2022 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20220111-0003746

WARRANTY DEED

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: July 9, 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 21-CD-823

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shannon Powell	New Owner	172120D41300CO
(NAME)	(NAME)	
7233 Althorp Way #11		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($279,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JENNIFER M. QUIROZ, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHANNON HOPE POWELL, UNMARRIED WOMAN 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 S-11 as shown on Exhibits B2 and B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B of Instrument No. 20050815-0096405 in the Register's Office for Davidson County, Tennessee. Also being part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Jennifer M. Quiroz, unmarried, by Warranty Deed from Ruey-Ching Hwang and Ruth Ruei, husband and wife, and Markus Hwang dated May 28, 2015, recorded June 4, 2015, of record in Instrument No. 20150604-0052482, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer M. Quiroz, unmarried, by Warranty Deed from Ruey-Ching Hwang and Ruth Ruei, husband and wife, and Markus Hwang dated May 28, 2015, recorded June 4, 2015, of record in Instrument No. 20150604-0052482, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7233 Althorp Way #11, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 29th day of December, 2021.

Jennifer M. Quiroz

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said county and state Jennifer M. Quiroz, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 29th day of December, 2021.

Notary Public

My Commission Expires: 7/12/2023

Keith McGruder
Commission #2293123
Notary Public - California
Los Angeles County
My comm. Expires July 12, 2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-29-21.

Affiant Signature

1-4-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 4 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY