RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-4579-2021

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 793271 **DEEDWARR**
01/19/2022 02:18:20 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20220119-0007446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Stephanie Woodall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of Jan 2022

Melissa Jansen
NOTARY PUBLIC

My commission expires: _____

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rosemary Nabaweesi and Charles Lule<br>4729 Cape Hope Pass<br>Hermitage TN 37076 | Same address as new owner | 098-13-0A-008-00 |

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY THOUSAND AND 00/100 Dollars ($440,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SARA TIDD**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROSEMARY NABAWEESI AND CHARLES LULE**, married, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of New Hope Point, Phase One, Section Two of record in Plat Book 9700, Page 431, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara Tidd, a single person from Elizabeth Kieffer, an unmarried woman, by Warranty Deed dated 07/22/2021 and recorded 07/29/2021 in Instrument No. 20210729-0102291, Register's Office of said County.

Being the same property conveyed to Elizabeth Kieffer, unmarried woman from Mark Pollard and wife, Dana Pollard, by Warranty Deed dated 07/30/2014 and recorded 08/07/2014 in Instrument No. 20140807-0071247, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Return to:
[illegible] and Escrow, LLC
[illegible] Avenue South
[illegible] 37212
Y-P-21-4729

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s) .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of January, 2022

GRANTOR(S)

Sara Tidd

Sara Tidd

STATE OF Washington
COUNTY OF Pierce

Personally appeared before me, a Notary Public, Sara Tidd, 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.

WITNESS my hand and seal, this the 7 day of January 2022.

Notary Public
State of Washington
BETTY A HENDRICKS
MY COMMISSION EXPIRES
March 15, 2022

Notary Public

BETTY A HENDRICKS
Printed Notary Name

My commission expires: 3-15-22