Karen Johnson Davidson County
Batch# 804622 DEEDWARR
02/14/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220214-0016458

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00 Affiant Subscribed and sworn to before me, this the 28th day of January, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anthony Jason Amos Allison Earley Amos	Cardinal Financial Company DBA Peoples Home Equity	083-10-0-330.00
1900 Oakhill Drive	3701 Arco Corp. Drive #200	
Nashville, TN 37206	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PARAGON GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON EARLEY AMOS AND ANTHONY JASON AMOS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Lot 33 and the Westerly 10 feet of Lot 32 on the Map of Richardson Place, of record in Plat Book 547, Page 135, Register' s Office for Davidson County, Tennessee. Said tract being more particularly described according to a Survey by Timothy Mark Dolan, R.L.S, #2297, dated August 16, 2010, as follows:

Beginning at an iron pipe found in the easterly right-of-way of South 19th Street (50 foot right-of-way), said pipe being the northwesterly corner of Lot 18 on the Map of Richardson Place, of record in Plat Book 547, page 135, Register' s Office for Davidson County conveyed to Paul W. Cardwell of record in Deed Book 3506, page 443, Register' s Office for Davidson County, Tennessee and also being the Southwesterly corner of Lot 33 on the map of Richardson Place, of record in plat Book 547, page 135, Register' s Office for Davidson County conveyed to Darius L. Thieme, of record in Deed Book 10510, page 426, Register' s Office for Davidson County, Tennessee;

Thence, with said right-of way of South 19th Street, North 07 degrees 21 minutes 28 Seconds East, 156.50 feet to an iron pin set in the Southerly right-of-way of Oakhill Drive (50 foot right-of-way), and being the Northwesterly corner of Lot 33 on the Map of Richardson Place, of record in Plat Book 547, page 135, Register' s Office for Davidson County, Tennessee;

Thence, with the said right-of-way of Oakhill Drive, South 83 degrees 49 minutes 36 Seconds East, 70.00 feet to an iron pin set in the Southerly right-of-way of Oakhill Drive;

Thence leaving said right-of-way of Oakhill Drive, South 07 degrees 12 minutes 34 Seconds West, 156.65 feet to an iron pin set in the Northerly line of property conveyed to Winston L. Morelock, of record in Deed Book 5394, page 946, Register' s Office for Davidson County, Tennessee;

Thence, North 83 degrees 41 minutes 44 Seconds West,70.40 feet to the point of beginning containing 10,990 square feet, or 0.25 acres, more or less.

Being the same property conveyed to Christopher Thompson, a married man by Warranty deed from Towne Creek Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130130-0009621 Register's Office for Davidson County, Tennessee, dated January 10, 2013 and recorded on January 30, 2013.

Being the same property conveyed to Paragon Group LLC, a Tennessee Limited Liability Company by Warranty deed from Christopher Thompson, a married man of record in Instrument No. 20201120-0136558 Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on November 20, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1900 Oakhill Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of January, 2022.

Paragon Group, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Miller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Miller, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Paragon Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of January, 2022.

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

My Commission Expires: _____

_____
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/02/2022 ____ (date of document).

Affiant Signature

02/02/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025