Karen Johnson Davidson County
Batch# 808653 DEEDWARR
02/18/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $567.95
20220218-0019429

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-15589-KS-s

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $153,500.00.

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 7th day of February, 2022.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
NAS Renovations, LLC 142 Quail Ridge Place Montgomery, TX 77316	New Owner	086 16 0 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sheronda N. Corlew Wilson, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **NAS Renovations, LLC, a Texas limited liability company**, hereinafter called the Grantee, its 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 lot No. 63A on the Plan of Zone Lot Division Lots 63 & 64 Valley Grove - Sec. I - Revised, of record in Book 6050, Page 72, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheronda N. Corlew, by QuitClaim Deed from Walter H. Carter, of record in Instrument No. 20030714-0097874, in the Register's Office of Davidson County, Tennessee, dated July 02, 2003 and recorded on July 14, 2003; and further being the same property conveyed to Walter H. Carter, by Warranty Deed from Steve Allen McFerrin, of record in Book 10509, Page 972, in the Register's Office of Davidson County, Tennessee, dated June 27, 1997 and recorded on June 30, 1997.

Sheronda N. Corlew is one and the same person as Sheronda N. Corlew Wilson.

Frederick Wilson joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **4233 Valley Grove Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying her prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I, as the Grantor, do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 4th day of February, 2022.

GRANTOR:

Sheronda N. Corlew Wilson

Sheronda N. Corlew Wilson

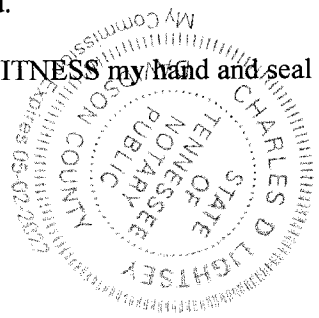
Frederick Wilson

Frederick Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sheronda N. Corlew Wilson and Frederick Wilson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of February, 2022.



Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Feb 4 2022.

Hadley Roper
Affiant Signature

02/09/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 02/09/22.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

202202180019429