Karen Johnson Davidson County
Batch# 825722 **DEEDWARR**
03/21/2022 02:30:20 PM 3 pgs
Fees: $18.00 Taxes: $1,489.25

20220321-0032337

Name and Address of New Owner:
Danielle Rosner and Nicholas Dangl
1328 Sula Dr.
Hermitage TN 37076

Send Tax Bills To:
Danielle Rosner and Nicholas Dangl
Same

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 086-12-0B-036.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ivan Ehiremhen Odigie and Henna Razma Odigie, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danielle Rosner, a single woman and Nicholas Dangl, a single man, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit 36 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, Register's Office for Davidson; County, Tennessee, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Ivan Ehiremhen Odijie, an unmarried man by Warranty deed from Southeastern Development Enterprise LLC, a Tennessee limited liability company of record in Instrument No. 20171016-0105511 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 16, 2017. (Value of consideration shown in aforementioned deed $259,855.00.)

Being the same property conveyed to Ivan Ehiremhen Odigie and Henna Razma Odigie, husband and wife by Quitclaim deed from Ivan Ehiremhen Odijie of record in Instrument No. 20200310-0026500 Register's Office for Davidson County, Tennessee, dated March 7, 2020 and recorded on March 10, 2020. (Value of consideration shown in aforementioned deed $00.00.) Being also known as 1328 Sula Drive 36 Nashville, Tennessee 37076.

This is ___X__ improved _____ unimproved property also known as 1328 Sula Drive Nashville, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of March, 2022.

_____(SEAL)
Ivan Ehiremhen Odigie

_____(SEAL)
Henna Razma Odigie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of March, 2022, before me personally appeared Ivan Ehiremhen Odigie and Henna Razma Odigie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2022.

_____
Notary Signature
My commission expires:

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $402,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14 th day of March, 2022.

Notary Public
My commission expires: 3/17/24
File No. 2022-437

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY