This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-16104-TC

Karen Johnson Davidson County
Batch# 826431 DEEDWARR
03/22/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20220322-0032867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2022.

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/9/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Niewold LLC 435 Jackson Boulevard Nashville, TN 37205	New Owner	033 15 0 034.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David Ling, Unmarried Man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Charles Niewold LLC, a Limited Liability Company**, 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 Lot No. 177 on the map of Section Two, Primrose Acres, as of record in Book 2900, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 177 fronts 100.00 feet on the North margin of Apple Valley Road and extends back 353.6 feet on the West line and 358.8 feet on the East line, to a dead line measuring 134.0 feet thereon.

Being the same property conveyed to David Ling, Unmarried Man, by Warranty Deed from Alden R. Jones and Delores Bloodworth, of record in Instrument No. 20180124-0007131, in the Register's Office of Davidson County, Tennessee, dated January 22, 2018 and recorded on January 24, 2018.

This is improved property located at: **913 Apple Valley Road, Madison, TN 37115.**

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 their 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 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. 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 14th day of March, 2022.

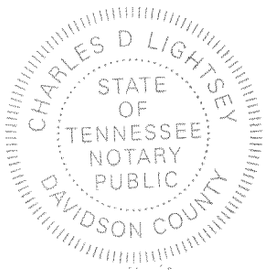
GRANTOR:

David Ling

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Ling, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of March, 2022.



Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Tori Cole, 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 March 14, 2022.

Tori Cole

Affiant Signature

Date: 3/14/22

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

