Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14215

THIS INSTRUMENT PREPARED BY	NEW PROPERTY OWNER:	MAIL TAX BILLS TO:	TAX PARCEL NO#
Frank T. Callaway, Esq. P.O. Box 420115 Atlanta, Georgia 30342 The preparer of this deed makes no representation as to the title of the property. WHEN RECORDED PLEASE RETURN TO: Advantage Title and Escrow 1321 Murfreesboro Pike Suite 823 Nashville, TN 37217	JOEL F. IDON 3044 Sumercrest Trail Antioch, TN 37013	JOEL F. IDON 3044 Sumercrest Trail Antioch, TN 37013	CLT Map/Parcel: Parcel # 17508001100 Prior Deed Reference: Deed dated and recorded as instrument number 20210712-0093106 of the Register's Office of Davidson County, Tennessee ("Register's Office").

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 5th day of April, 2022, by and between **OMNI FAMILY FOUNDATION, INC.,** a Tennessee corporation (hereinafter "Grantor"), and **JOEL F. IDON,** whose address is: 3044 Summercrest Trail, Antioch, Tennessee 37013 (hereinafter "Grantee");

Witnesseth:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, confirms unto the Grantee, its successors and assigns, its undivided interest in and to all that certain improved real property situated and being in the City of Antioch, County of Davidson, State of Tennessee, as more particularly described, to wit ("Property"):

> BEING Lot No. 2 on the Plan of Hickory Woods, Section One as of record in Plat Book 6900, Page 509 of said Register's Office, to which reference is hereby made to said Plat for a more comprehensive legal description.

Property address: 4728 Old Hickory Way, Antioch, Davidson County, Tennessee 37013.

TOGETHER with Grantor's interest in all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid real estate, as the Grantee's sole and separate equitable estate, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Karen Johnson Davidson County
Batch# 837589 DEEDWARRSP
04/11/2022 10:23:00 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20220411-0041642

AND, subject to those easements, encumbrances and other matters of record; real property taxes not yet due and payable, rights of any tenants in possession, and matters which would be shown on an accurate survey of the Property.

Grantor, for itself and for its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that it lawfully seized in fee simple of the Property and has full power, authority and right to convey the same and that it will forever warrant and defend the Property and the title thereto against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

GRANTOR:
OMNI FAMILY FOUNDATION, INC.,
a Tennessee corporation

By: _____
Eric Strickland
Its: Chairman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gwendolyn Adkisson, a Notary Public in and for said State and County duly commissioned and qualified, Eric Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of OMNI FAMILY FOUNDATION, INC., a Tennessee corporation ("Maker"), and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 6th day of April, 2022.

GWENDOLYN ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2023

_____
Notary Public

My Commission Expires:
July 17, 2023

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 220,000 .00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

By: Eric Strickland
Eric Strickland

SUBSCRIBED AND SWORN TO before me this 5th day of April, 2022.

GWENDOLYN ADKISSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2023

Notary Public

My Commission Expires:
July 17, 2023