Karen Johnson Davidson County
Batch# 859537 DEEDWARR
05/20/2022 10:16:29 AM 2 pgs
Fees: $13.00 Taxes: $3,326.30
20220520-0058691

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $899,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 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:
Paul L. Wieck Trust	New Owner(s)	081-08-4R-002.00-CO
506 Garfield Street		
Nashville, TN 37208		

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, **DANIEL COX, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL L. WIECK, TRUSTEE OF THE PAUL L. WIECK TRUST DATED JANUARY 19, 2015**, 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 situated in Davidson County, Tennessee, being Unit B, on Declaration of Covenants, Conditions and Restrictions of the 1701 5th Avenue Townhomes, a Horizontal Property Regime with private elements of record in Instrument No. 20160318-0026129, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniel Cox, an unmarried man by Warranty deed from Michael Freeman Kenner, an unmarried man of record in Instrument No. 20190923-0096317, Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 23, 2019.

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 506 Garfield Street, Nashville, TN 37208, 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 18th day of May, 2022.

Daniel Cox

STATE OF District of Columbia
COUNTY OF District of Columbia

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

Witness my hand and seal this 17th day of May, 2022.

Rhashida Beynum
Notary Public

My Commission Expires: March 14, 2024

RHASHIDA BEYNUM NOTARY PUBLIC EXP. 3-14-24 DISTRICT OF COLUMBIA

District of Columbia: SS
Subscribed and sworn to before me, in my presence,
this 17 day of May, 2022

Rhashida Beynum, Notary Public, D.C.
My commission expires March 14, 2024.