This Instrument Prepared By:
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FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 860439 DEEDWARR
05/23/2022 09:06:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220523-0059275

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CHRISTIAN IFEANYI ONUH and THERESA NGOZI ONUH, Trustees		
The ONUH REVOCABLE TRUST dated May 6, 2022	SAME AS OWNER	162120B04500
4301 Belle Mina Lane		
Franklin, Tennessee 37064		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

CHRISTIAN ONUH

Sworn to and subscribed before me this 19 day of May, 2022.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHRISTIAN ONUH and wife, THERESA ONUH, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to CHRISTIAN IFEANYI ONUH and THERESA NGOZI ONUH, TRUSTEES of the ONUH REVOCABLE TRUST, dated May 6, 2022, and any amendments thereto, being more particularly described as follows:

Being Unit No., 26-C of Phase 1-A on the Plan of a Horizontal Property Regime, Villas at Belle Parke as established under the Master Deed and By-Laws at Belle Parke, a Horizontal Property Regime of record in Instrument No. 20020911-0110959 and as set out on a Plan of a Horizontal Property Regime, Phase 1 Villas at Belle Parke of record as Instrument No. 20020913-0111601 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CHRISTIAN ONUH and wife, THERESA ONUH, from

PATRICIA T. HARRIS, by Warranty Deed of record in Instrument No. 20090220-0015187, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

This conveyance is made subject to the following: 1) current taxes, a lien which are not yet due and payable. 2) No insurance is provided as to the number of acres. 3) all matters appearing on plan of Villas Belle Parke Phase II of record in Plat Book 31 Page 1, Register's Office for Davidson County, Tennessee. 4) Covenants, conditions, restrictions, reservation, easement lien for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20020911-0110959 Register's Office for Davidson County, Tennessee the premises herein a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed" establishing a horizontal property regime of Villas at Belle Parke 5) All matters appearing on plan of Phase 1 Villas at Belle Parke of record in Instrument No. 20020911-01111601 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said TRUSTEES, their heirs and assigns forever; and we do covenant with the said TRUSTEES 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 TRUSTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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.

This is improved property known as: 1345 Bell Road, Unit #204, Antioch, Tennessee 37013.

WITNESS OUR HANDS this 19 day of May, 2022.

CHRISTIAN ONUH

THERESA ONUH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTIAN ONUH and THERESA ONUH, and with whom I am personally acquainted, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: _____

