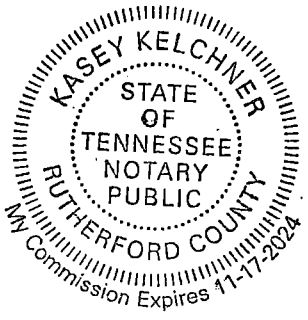
1e3Gi8

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth Wright	First Bank	081150I00100CO
(NAME)	(NAME)	
1407 16th Ave N	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*unmarried adult

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sowell Development Group, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Wright,*** 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 Unit No. 1601A on the Plan of Homes at 1601 Knowles Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 202103220037697, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Sowell Development Group, LLC, by deed dated 3/12/2021 of record in Instrument No. 20210322-0037696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1407 16th Ave N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Karen Johnson Davidson County
Batch# 871688 **DEEDWARR**
06/15/2022 10:06:29 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220615-0068234

Witness my/our hands this 6th day of June, 2022.

Sowell Development Group, LLC
By: Wendell Sturdivant, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned Wendell Sturdivant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Sowell Development Group, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.
WITNESS my hand and seal this 6th day of June, 2022.

Notary Public
My Commission Expires:
12-16-2025
File No.: 16393

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY