Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 16427

Karen Johnson Davidson County
Batch# 881738 DEEDWARR
06/30/2022 10:30:45 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220630-0075948

WARRANTY DEED

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 12-06-2025

(AFFIX SEAL)

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
Wendell Sturdivant	Sowell Mortgage	081150I00200CO
(NAME)	(NAME)	
1601 Knowles St.	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

W/ unmarried

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, I, **Sowell Development Group, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wendell Sturdivant,** 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. 1601B on the Plan of Homes at 1601 Knowles Street, a Horizontal Proeprty 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 part of the same property conveyed to Sowell Development Group, LLC, by deed dated 3/22/2021 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 1601 Knowles St., 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.

Witness my/our hands this 27th day of June, 2022.

Herbert Sowell, member
Sowell Development Group, LLC

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, HERBERT SOWELL 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 27th day of June, 2022.

Notary Public
My Commission Expires: 12-16-2025

WILLIAM OR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No.: 16425