THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641667**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,762,500.00. Affiant Subscribed and sworn to before me, this 3rd day of August, 2022. Notary Public My Commission Expires: 9/16/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 899099 DEEDWARR
08/04/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $13,921.25
20220804-0088917

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua 2415 Trust 1722 Stokes Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117 07 0 056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Andrew Cornelius, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to the **Joshua 2415 Trust dated August 28, 2019, as amended on July 22, 2022**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of Block A on the plan of Walter Stokes Homeplace Subdivision No. 1, as of record in Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jonathan Andrew Cornelius, married, by Warranty Deed from Li Wen and Jialiang Wang, wife and husband, of record in Instrument No. 20210611-0079247, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021 and recorded on June 11, 2021. Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walter Stokes Homeplace Subdivision No. 1, as recorded in Plat Book 974, Page(s) 92.

This is improved property located at 1722 Stokes Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. T-18203-kp

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2022.

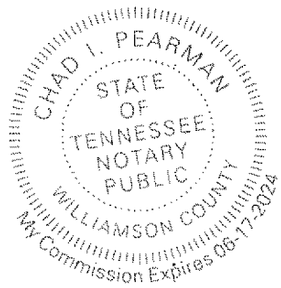
Jonathan Andrew Cornelius

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Andrew Cornelius, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2022.

Notary Public
My Commission Expires: _____



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 08/03/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/03/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 **day of** August **,** 2022**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM