	WARRANTY DEED	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.
2022-149	Karen Johnson Davidson County Batch# 903046 DEEDWARR 08/15/2022 08:18:30 AM 3 pgs Fees: $18.00 Taxes: $2,216.30 20220815-0092057	Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of August, 2022. (Affix Seal) Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joseph Mikhail 1731 6th Avenue N Nashville, TN 37208	NEW OWNER	081080E00100CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Arthur Wesley Newell, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Mikhail, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, Davidson County, State of Tennessee, said premises being further described as follows:

Being part of Lot No. 194 on the Plan of Nashville Real Estate Company Plan, of record in Plat Book 21, page 105, ans being Unit A on the Site Plan of 1731 Townhomes, a Horizontal Property regime with private elements of record in Declaration of Covenants, Conditions and Restriction of record in Instrument #20070119-0007957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arthur Wesley Newell from Janella Newell by Quitclaim Deed dated September 18, 2018 and recorded October 03, 2018 in Instrument #20181003-0098162, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1731 6th Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 12th day of August, 2022.

Arthur Wesley Newell

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Arthur Wesley Newell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of August, 2022.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 12, 2022**.

Affiant Signature

August 12, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

12th day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

