Karen Johnson Davidson County
Batch# 905506 DEEDWARR
08/19/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20220819-0094010

When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18749-RL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,000.00.

RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2022.

Notary Public

My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean M. Novak Jacquelyn Amera Lewchalermwong 1117 Apple Valley Road Nashville, TN 37115	Sean M. Novak Jacquelyn Amera Lewchalermwong 1117 Apple Valley Road Nashville, TN 37115	033-16-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Jacquelyn Amera Lewchalermwong, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Jacquelyn Amera Lewchalermwong, an unmarried woman, as to a fifty (50%) percent interest, and Sean M. Novak, a married man, as to a fifty (50%) percent interest, as joint tenants, 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 Lot No. 165 on the Plan of Section Two, Primrose Acres of record in Plat Book 2900, Pages 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 165 fronts 116.27 feet on the Northerly margin of Apple Valley Road and extends back between lines 394.9 feet on the Westerly line and 392.30 feet on the Easterly line to a dead line in the rear measuring 120 feet thereon.

Being the same property conveyed to Jacquelyn Amera Lewchalermwong, single woman by Warranty Deed from Patricia Abernathy, unmarried of record as Instrument No. 20160614-0060109 in the Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 14, 2016.

Note: The purpose of the conveyance is to create a joint tenancy leaving Jacquelyn Amera Lewchalermwong with a 50% vested interest, and Sean M. Novak with a 50% vested interest. The Grantees herein are not vested with any rights of survivorship between them.

This is improved property located at: **1117 Apple Valley Road, Nashville, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of August, 2022.

GRANTOR:

Jacquelyn Amera Lewchalermwong

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacquelyn Amera Lewchalermwong, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of August, 2022.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 10/23/2023

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 17, 2022.**

Kathy Smith

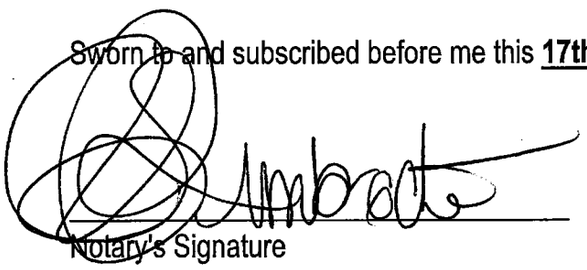
Affiant Signature

August 17, 2022
Date

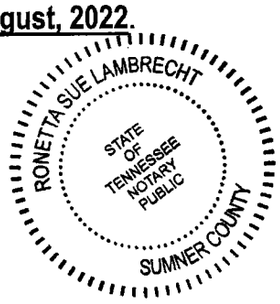
State of Tennessee

County of Sumner

Sworn to and subscribed before me this **17th day of August, 2022.**



Notary's Signature



My Commission Expires: **10/23/2023**

Notary's Seal