Karen Johnson Davidson County
Batch# 912664 DEEDWARR
09/06/2022 10:10:58 AM 2 pgs
Fees: $13.00 Taxes: $832.13
20220906-0099698

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-9529-2022

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Jan Nichols
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of August 2022.

NOTARY PUBLIC

My commission expires: 12-24-2023

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steondra Conwell 1708B Cass Street Nashville TN 37208	Same address as new owner	81-07-0-015.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($224,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHANI NGUYEN THOMPSON**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEONDRA CONWELL**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14-A, Zone Lot Division, Lot No. 14, Dudley's Subdivision, of record in Book 6200, page 373, amending Book 161, page 10, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shani Nguyen Thompson, single woman, from Joseph D. Freeman, unmarried, by Warranty Deed dated October 29, 2018 and recorded November 1, 2018 in Instrument #20181101-0108431, said Register's office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1708B Cass Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of August, 2022

GRANTOR(S)

Shani Nguyen Thompson

Shani Nguyen Thompson

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Cook

Personally appeared before me, a Notary Public, Shani Nguyen Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of August 2022

Jennifer Rodriguez
Notary Public

Jennifer Rodriguez
Printed Notary Name

My commission expires: 9-30-2023

JENNIFER RODRIGUEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 30, 2023