This Instrument prepared by:

Jessica Sheely Walker
473 Saddle dr
Nashville TN 37221

Karen Johnson Davidson County
Batch# 918748 DEEDWARR
09/19/2022 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220919-0104224

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of September, 2022, by and between Jessica Sheely Walker, formerly known as Jessica A. Sheely, party of the first part, and Edwin E. Rowell and Gloria K. Rowell, Co-Trustees of the Rowell Joint Revocable Trust, dated November 30, 2021, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING UNIT 201, AND 2 PARKING SPACES, UNIVERSITY HOUSE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 200704180046460, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JESSICA A. SHEELY, UNMARRIED, BY DEED FROM MIDTOWN PROPERTIES PARTNERSHIP, OF RECORD IN INSTRUMENT NO. 200705160058670, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for: any al all existing easements and restrictions as shown of record including those of record as Instrument Number 20070418-0046460, Register's Office of Davidson County, Tennessee.

And that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the said party of the first part the day and year first above written.

Jessica Sheely Walker

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $400,000.00.

Jodean King

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn before me this the 19th day of September, 2022.

Notary Public



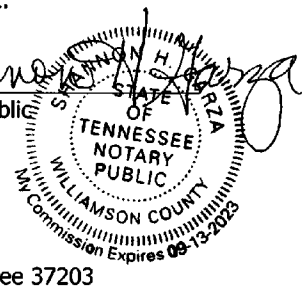
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Jessica Sheely Walker the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13 day of September, 2022.

Notary Public

My commission expires: 9/13/2023



PROPERTY ADDRESS: 806 18th Avenue, Unit 201, Nashville, Tennessee 37203

MAIL TAX NOTICES TO:
(Name/Address)
Rowell Joint Trust
210 Diane Drive
Madison, TN 37115

NAME AND ADDRESS OF PROPERTY OWNERS:
Same as above

RETURN TO:
First American Title Insurance Company
2095 Exeter Road, Suite 80-345
Germantown, TN 38138

TAX PARCEL NO.: 092-16-0-H-201.00

Tennessee Certification of Electronic Document

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/19/2022.

Matt Foster
Signature

Date: 9/19/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2022.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Notary Seal

