Karen Johnson Davidson County
Batch# 935454 DEEDWARR
10/31/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,818.40
20221031-0117019

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1393

#31384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Onuscheck, Jr. and Caitlin Forrest Onuscheck, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Reames, a single man and Clara Easterlin, a single woman, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 801, Block 38 on the Plan of Charlotte Park, First Addition, of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Onuscheck, Jr. and Caitlin Forrest Onuscheck, husband and wife, as tenants by the entireties by Warranty Deed from Elizabeth A. Swiech and Stephen R. Swiech, wife and husband of record in Instrument No. 20200821-0094804 Register's Office for Davidson County, Tennessee, dated August 07, 2020 and recorded on August 21, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4900 Wyoming Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Thomas Reames **4900 Wyoming Avenue** **Nashville, TN 37209**	Canopy Mortgage LLC 360 Technology Ct. Ste 200 Lindon, Utah 84042	**103-03-0-137.00**

WITNESS THE EXECUTION HEREOF this 27th day of October, 2022.

David Onuscheck, Jr.

Caitlin Forrest Onuscheck

State of Tennessee)
County of Davidson)

On this 27th day of October, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Onuscheck, Jr. and Caitlin Forrest Onuscheck, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,032,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of October, 2022.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law on 10/28/22

GEORGE E. MUDTER, JR.
Dated 10/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

