WARRANTY DEED

Karen Johnson Davidson County
Batch# 939485 DEEDWARR
11/09/2022 09:21:35 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20221109-0120116

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE Nov 4, 2022

Notary Public

MY COMMISSION EXPIRES: 3/20/2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Delta Title Services, LLC, 6489 N. Quail Hollow Road, Suite 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Shelby View, a Tennessee general partnership	Shelby View, a Tennessee general partnership	093080056
(NAME)	(NAME)	
2095 Exeter Road, Ste. 80-119	2095 Exeter Road, Ste. 80-119	
(ADDRESS)	(ADDRESS)	
Germantown, TN 38138	Germantown, TN 38138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations the receipt of which is hereby acknowledged, we, **Victoria Elizabeth Cumbow Weise and Jordon Alan Weise, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto **Shelby View, a Tennessee general partnership,** hereinafter called the Grantee, its, 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. 7 on the Plan of Section Two, Shelby Heights, as of record in Book 2854, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 borders 60.53 feet on the Southwest margin of Ozark Street and 60.00 feet on the Northeast margin of Davidson Street, and extends between the two; 160.8 feet on the Northwest line and 167.5 feet on the Southeast line.

Being the same property conveyed to Victoria E. Cumbow by Warranty Deed recorded as Instrument Number 20150330-0026891, in the Register's Office of Davidson County, Tennessee.

Victoria Elizabeth Cumbow Weise is one and the same as Victoria E. Cumbow as shown on Warranty Deed of record at Instrument Number 20150330-0026891.

Title to the aforedescribed property is vested in Victoria Elizabeth Cumbow Weise. Jordon Alan Weise joins in the insured instrument for the purpose of conveying any interest he has in said property by reason of his marriage to Victoria Elizabeth Cumbow Weise but does not undertake any of the other obligations set forth in the insured instrument or referred to therein.

unimproved ☐

This is improved ☑ property, known as **1003 Davidson Street, Nashville, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 20221565

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, its heirs and assigns forever; and Grantor covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for

Subdivision restrictions, building lines and easements of record in the Register's Office of Davidson County,Tennessee, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

All assessments and county taxes due for the tax year 2023, and thereafter, not yet due and payable, all for Parcel Number 09308005600.

and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its, 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 hand this 11/4/22.

Victoria Elizabeth Cumbow Weise

Jordon Alan Weise

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Victoria Elizabeth Cumbow Weise and Jordon Alan Weise, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, Nashville dated November 4, 2022.

Notary Public

My Commission Expires: 2/20/2023

Return to:
Delta Title Services, LLC
6489 N. Quail Hollow, Ste. 102
Memphis, TN 38120

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY