Karen Johnson Davidson County
Batch# 941286 DEEDWARR
11/15/2022 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20221115-0121760

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 15 day of November, A.D., 2022, by and between

Charles Henderson Nelson, An unmarried person

First Parties, and

Daniel Gentry Cantrell, unmarried

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Building 14, Apartment "A", St. Martin Square, now known as 12 South Towers, as shown on Plat Book 4460, Page 186, which was amended in Instrument No. 20031107-0163683, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for amore complete description of the property.

Being the same property conveyed to Charles Henderson Nelson, an unmarried man by Deed dated April 15, 2020 from Lauren A. Kring, unmarried, recorded May 17, 2020, in Instrument Number 20200417- 0040391, in the Official Records of Davidson County, Tennessee.

OWNER:
Daniel Cantrell
940 Gale Lane, Unit 102
Nashville, TN 37204

RESPONSIBLE TAXPAYER:
Pinnacle Bank
1503rd Ave S. Ste. 1000
Nashville, TN 37201

CLT # 118050A03300CO

MR-CG-238375

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X_____ X_____

Charles Henderson Nelson

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Charles Henderson Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2022.

✓_____
Notary Public

My Commission Expires:✓ 11-8-2022

✓STATE OF Tennessee

✓COUNTY OF Davidson

An unmarried personPersonally appeared before me, , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2022.

✓_____
Notary Public

My Commission Expires:✓ 11-8-2022

MICHAEL DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 445,000.00.

Affiant

STATE OF TN, COUNTY OF Davidson

Subscribed and sworn before me this the 15 day of November, 2022.

Signature of Notary Public

Notary Seal

Kelly Slagle
Printed Name of Notary

3/6/24
Commission Expiration

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

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Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or 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 11/15/22 (date of document).

Affiant Signature

11/15/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15 day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

