# WARRANTY DEED

***This instrument prepared by***:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3321300

***Return to:***

Steltemeier & Westbrook, PLLC
220 Second Avenue, South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $ 649,000.00.

Affiant

Subscribed and sworn to me, this the 10th day of November, 2022.

Notary Public – Larry N. Westbrook

My commission expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**Property Address**:
1225 Mcalpine Avenue
Nashville, TN 37216

**Parcel ID**:
061-16-0-012.00

**Property owner**:
Ka Poon and Vivienne Poon
1225 McAlpine Avenue
Nashville, TN 37216

**Mail tax bills to:**

NEW OWNER

**THIS INDENTURE** is made effective the 10th day of November, 2022 by **James A. Sibilia and Liza P. Sibilia, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Ka Poon and Vivienne Poon, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**W I T N E S S E T H:**

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

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. 8 on the Plan of Chappell's Subdivision of Lot No's. 21, 23, 25, 27, 29, 31, 33, 35 and 37, Monte Vista of record in Plat Book 421, Page 143 and in Plat Book 1130, Page 11, 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 James A. Sibilia and Liza P. Sibilia, husband and wife, by Warranty Deed dated February 12, 2018 from Dan Zumwalt, unmarried, recorded February 13, 2018 at Instrument No. 20180213-0014137, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Karen Johnson Davidson County
Batch# 942264 DEEDWARR
11/17/2022 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $2,401.30
20221117-0122363

Subject to all matters shown on the Plan of record in Plat Book 421, Page 143 and Plat Book 1130, Page 11; Restrictions, covenants, condition, reservations and easements, recorded in Book 1113, Page 698, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons and subject to rights of others in and to the common areas and/or elements, in the Register's Office for Davidson County, Tennessee.

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

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

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 Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 22 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**INWITNESS WH*EREOF***, *the said First Party have hereunder set their hand and seal the day and year first above written.*

**James A. Sibilia**

**Liza P. Sibilia**

STATE OF North Carolina )
COUNTY OF Mecklenburg )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **James A. Sibilia**, 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 AND SEAL AT OFFICE**, in Mecklenburg County, this the 27th day of May, 2022.

Tammy Manchester
NOTARY PUBLIC

My Commission Expires: 11/2/22

TAMMY MANCHESTER NOTARY PUBLIC IREDELL COUNTY, NC My Commission Expires 11-02-2022

STATE OF North Carolina
COUNTY OF Mecklenburg )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Liza P. Sibilia**, 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 AND SEAL AT OFFICE**, in Mecklenburg County, this the 27th day of May, 2022.

Tammy Manchester
NOTARY PUBLIC

My Commission Expires: 11/2/2022

TAMMY MANCHESTER NOTARY PUBLIC IREDELL COUNTY, NC My Commission Expires 11-02-2022

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

## TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on November 10, 2022.

Signature – Larry N. Westbrook

Date: November 17, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of November, 2022.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY