WARRANTY DEED

Karen Johnson Davidson County
Batch# 949801 DEEDWARR
12/09/2022 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20221209-0128292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF DECEMBER, 2022.

_____
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022110199

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Owen Cuya	Owen Cuya	
(NAME) 938 Sharpe Ave	(NAME)	083-01-0-119.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **THREE HUNDRED THOUSAND AND NO/100 Dollars ($300,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WANDA F. JORDAN, PATRICIA SAWYERS, BEVERLY ANN CHATMAN AND THADOUS W. INMAN, III,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OWEN CUYA**, HEREINAFTER CALLED THE GRANTEES, 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 the westerly 50 feet of Lot 33, as shown on the map entitled W. H. Hyronemus' Addition, of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 33 fronts 50 feet on the southerly side of West Sharpe Avenue and runs back between parallel lines 168 feet to an alley in the rear.

Being the same property conveyed to MARGIE YVONNE INMAN, A SINGLE WOMAN, by deed from NANCY L. RICE, A SINGLE WOMAN, of record in Book 5945, Page 389, dated October 1, 1982, said Register's Office. Said MARGIE YVONNE INMAN having since died intestate, on or about August 5, 2021, her estate being administered through Davidson County Probate Court Case No. 21P1927, leaving PATRICIA SAWYERS, BEVERLY CHAPMAN, THADEUS INMAN III and WANDA F. JORDAN her heirs at law to said property. For further reference see affidavit of heirship of record in Instrument No. 20220701-0076752, said Register's Office.

The above referenced BEVERLY CHAPMAN and THADEUS INMAN III are one and the same Beverly Ann Chatman, Thadous W. Inman III.

unimproved ☐
This is improved ☒ property, known as 938 Sharpe Ave, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Executed by my hand this 8th of December, 2022.

Wanda F. Jordan

Patricia Sawyers

Beverly Ann Chatman

Thadous W. Inman, III

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Wanda F. Jordan and Patricia Sawyers and Beverly Ann Chatman and Thadous W. Inman, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th of December, 2022.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
9th day of December, 2022.

Notary Public
My commission expires: 1-6-2025
File No. 2022-1246

Tennessee Certification of Elctronic Document

I, Christina Twilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 12-8-22 (date of document).

Affiant Signature

12-9-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of December, 2022.

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL