Karen Johnson Davidson County
Batch# 953513 DEEDWARR
12/20/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20221220-0131480

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn before me this the 16th day of December, 2022.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jordan Fahel and Alison Fahel 960 Thomas Ave Nashville, TN 37216	Same Owner	072-06-3A 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ADAM J. MCHEFFEY AND KARI M. SPIELER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JORDAN FAHEL AND ALISON FAHEL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B of Homes at 1073 Zophi Street, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in in Instrument No. 20160411-0034667, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam J. Mcheffey and Kari M. Spieler, husband and wife, by deed dated 03/27/2018, from Roger E. Neely and Patricia A. Neely, husband and wife, of record in Instrument No. 20180328-0028979, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 960 Thomas Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16 day of December, 2022.

Adam J. Mcheffey

Kari M. Spieler

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam J. Mcheffey and Kari M. Spieler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of December, 2022.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Dawnielle Hardwick, 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 12/16/2022.

Date

Affiant Signature

12/20/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

