Karen Johnson Davidson County
Batch# 977144 DEEDWARR
03/06/2023 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20230306-0015745

Name and Address of New Owner:
Chi Mong Do
904 A Delmas Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-09-2Q-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Schweisthal, Jr, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chi Mong Do, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Uni A, Homes at 904 Delmas Avenue, a Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20170209-0013823, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Schweisthal, Jr, an unmarried man, by deed dated March 9, 2018 from Regal Homes Co, a Tennessee Corporation, recorded March 13, 2018 in Instrument No. 20180313-0023680 in the Register's Office.

Gina Dicarlo hereby joins in to convey any rights she has to said property, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2023.

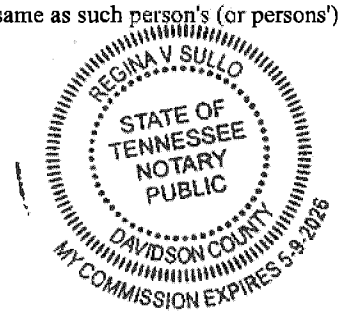
_____(SEAL)
Michael Schweisthal, Jr.

_____(SEAL)
Gina Dicarlo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2023, before me personally appeared Michael Schweisthal, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2023.

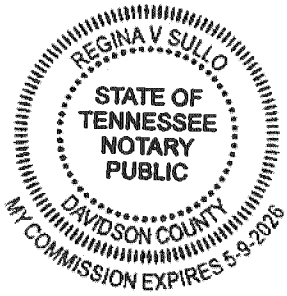


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2023, before me personally appeared Gina Dicarlo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of February, 2023.



Notary Signature
My commission expires:

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 $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28th day of February, 2023.

Notary Public
My commission expires: July 24, 2023
File No. 2023-5681-RS

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 28th day of February, 2023

K. Thomas Sidwell
Date: 2/28/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of February 2023

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

