WARRANTY DEED

Karen Johnson Davidson County
Batch# 979714 DEEDWARR
03/13/2023 10:13:47 AM 2 pgs
Fees: $13.00 Taxes: $6,049.50

20230313-0017901

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,635,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH 2023.

Notary Public

MY COMMISSION EXPIRES: 1/16/24
(AFFIX SEAL)

HAILEY MCBROOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher James Uzomah	**Same as Owner**	**101-01-2V-002.00**
(NAME)	(NAME)	
1000 Southside Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN MICHAEL PONTING AND WIFE, LAUREN ELIZABETH PONTING FORMERLY KNOWN AS LAUREN ELIZABETH MADDEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER JAMES UZOMAH, AN UNMARRIED PERSON,** 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 Unit B on the Plan of Townhomes at 1000 Southside Place, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1000 Southside Place, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in Instrument No. 20171102-0112439, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at 1000 Southside Place, a Horizontal Property Regime, the plat filed at Exhibit "C" (page 27) and the By-laws appended thereto as Exhibit "B" (page 21), are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to John Michael Ponting, unmarried and Lauren Elizabeth Madden, a single woman, by Warranty Deed from D & M Development, LLC, a North Dakota Limited Liability Company, dated July 1, 2019, recorded July 11, 2019, of record in Instrument No. 20190711-0067565, Register's Office for Davidson County, Tennessee. The said John Michael Ponting and Lauren Elizabeth Madden are now married and Lauren Elizabeth Madden is now known as Lauren Elizabeth Ponting.

unimproved ☐
This is improved ☒ property, known as **1002 Southside Place** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37203** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2023 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Exhibit "C" of the DCCR of record in Instrument No. 20171102-0112439 and Book 4460, page 61, said Register's Office; (c) Restrictions and By-Laws of record in Instrument Number 20171102-0112439, said Register's Office.

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.

Witness my hand this 7th day of March 2023.

John Michael Ponting

Lauren Elizabeth Ponting

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, John Michael Ponting, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of March 2023.

Commission expires: 1/6/2024

HAILEY MCBROOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Lauren Elizabeth Ponting, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of March 2023.

Commission expires: 1/6/2024

HAILEY MCBROOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public