Karen Johnson Davidson County
Batch# 985868 DEEDWARR
03/29/2023 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230329-0022821

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20636-MF

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2023.

Notary Public
My Commission Expires: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Innocent Brown Nwokocha 3329 Towne Ridge Drive Antioch, TN 37013	Pinnacle Bank 7040 Carothers Parkway Franklin, TN 37067	150 11 0 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Roberto Pineda, a married man***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Innocent Brown Nwokocha, an unmarried man**, hereinafter called the Grantee, his 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 Lot Number 170, on the Plan of Section Two, Towne Village of the Country, of record in Book 5200, Pages 176 and 177, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Roberto Pineda, an unmarried man, by Warranty Deed from Emmanuel Ifeanyi Chokuba, married, of record in Instrument No. 20180402-0030583, in the Register's Office of Davidson County, Tennessee, dated March 30, 2018, and recorded on April 02, 2018.

*Alexandra Alvarado joins in the conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

This is improved property located at: **3329 Towne Ridge Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2023.

GRANTOR:

Roberto Pineda

Alexandra Alvarado

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roberto Pineda and Alexandra Alvarado, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of March, 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202303290022821

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, BARBARA PARKER *(custodian's name)*, 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 March 28, 2023 *(date of document)*.

Barbara Parker
Custodian's Signature

3/29/23
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY