BAB

WARRANTY DEED

Karen Johnson Davidson County
Batch# 992261 DEEDWARR
04/14/2023 11 03 35 AM 2 pgs
Fees $13 00 Taxes $2,374 11

20230414-0027460

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $641,650 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2023

Notary Public

MY COMMISSION EXPIRES 7/16/24
(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc , 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sujil Joseph and Nimmy Mathews Joseph	NEW OWNER	171030A13600CO
(NAME)	(NAME)	
5316 Fredericksburg Way W		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carole B. Paine,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sujil Joseph and Nimmy Mathews Joseph, a Married Couple,** 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, TN, being Lot No. 103 on the Plan of Section 6-A,, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Carole B. Paine by deed dated February 14, 1997 from Radnor Homes, Inc. of record in Book 10352, Page 834, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5316 Fredericksburg Way W, Brentwood, TN 37027
(House Number) (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.

Witness my/our hands this 11th day of April, 2023

Carole B Paine

State of Tennessee
County of Davidson

On this 11th day of April, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Carole B Paine, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed

Witness my hand and official seal this 11th day of April, 2023

Notary Public Theresa L. Smith
My Commission Expires 9/7/2026

File No 23-Joseph

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN