THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20766-RD

Karen Johnson Davidson County
Batch# 998527 DEEDWARR
05/02/2023 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230502-0032458

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Chinyere Adieze and<br>Egbefun Adieze<br>1612 Sprucedale Drive<br>Antioch, TN 37013 | Ascend Federal Credit Union<br>P.O. Box 1210<br>Tullahoma, TN. 37388 | 175-02-0-B-230.00-CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Danecia Candace Jones, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Chinyere Adieze and Egbefun Adieze, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 34, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument No. 20070920-0112646; as Amended in Instrument Nos. 20071213-0143334; 20080317-0026338; 20080710-0071087; 20101222-0101832; 20130322-0028759; 20140207-0011094; 20190502-0040941 and 20201120-0136581, as Supplemented Declaration in Instrument No. 20081117-0113467 and Fines recorded in Instrument No. 20201103-0128180 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Danecia C. Jones, a single woman, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20141112-0104214, in the Register's Office of Davidson County, Tennessee, dated November 10, 2014 and recorded on November 12, 2014.

This is property commonly known as 1612 Sprucedale Drive, Antioch, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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** 1st **day of May, 2023:**

**Danecia Candace Jones**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Danecia Candace Jones,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of **May, 2023:**

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$360,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1st DAY OF **May, 2023:**

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 5/1/23.

Affiant Signature

5/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires