Karen Johnson Davidson County
Batch# 1012155 DEEDWARR
06/07/2023 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20230607-0043057

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $549,900.00.

Affiant

Subscribed and sworn before me this the 2nd day of June, 2023.

Notary Public
My commission expires: 9-21-24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cassandra Coleman	First Horizon Bank	072-14-3U 001.00
1405 A Straightway Circle	165 Madison Avenue	
Nashville, TN 37206	Memphis, TN 38103	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACQUELINE M. WISEMAN, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CASSANDRA COLEMAN, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 1405 A of 1405 Straightway Circle Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1405 Straightway Circle Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180619-0058975, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jacqueline M. Wiseman, Unmarried, by deed dated 09/30/2021, from Jeffrey Sojka, Married and James Sojka, Married, of record in Instrument No. 20211005-0133919, Register's Office for said County.

Also being the same property conveyed to Jeffrey Sojka, Unmarried and James Sojka, Married, by deed dated 03/01/2019, from Urban Dwell Homes, LP, A Tennessee Limited Partnership, of record in Instrument No. 20190307-0021057, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1405 A Straightway Circle, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of June, 2023.

Jacqueline M. Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

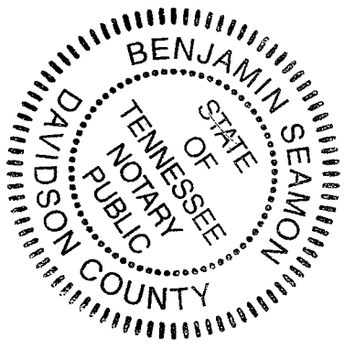
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jacqueline M. Wiseman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2023.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-2-23.

Affiant Signature

6-6-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY