Warranty Deed

Karen Johnson Davidson County Batch# 1029026 DEEDWARR 07/20/2023 03:41 24 PM 2 pgs Fees. $13 00 Taxes $1,202.50 20230720-0056131	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this the 20th day of July, 2023. Notary Public My commission expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Martha Lupai Alex Sekwat	New Owner(s)	034-01-0-67.00
7913 Harpeth View Dr.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE SOUTHERN ALLIANCE FOR PEOPLE & ANIMAL WELFARE – SAFPAW, A TENNESSEE NON-PROFIT CORPORATION ALSO KNOWN AS SAFPAW, A NONPROFIT ORGANIZATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTHA LUPAI AND ALEX SEKWAT, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot Nos. 42-44 on the Plan of DUPONT CITY SUBDIVISION, PART OF BLOCKS L AND M, as shown by plat of record in Plat Book 421, Page 125, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to SAFPAW, a nonprofit organization by Warranty Deed from Wolodymyr R. Stasiuk of record in Instrument No. 20141031-0100580, in the Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on October 31, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 124 Glancy Street, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2023.

The Southern Alliance for People & Animal Welfare - SAFPAW

By: Delores Eslick
Delores Eslick, Vice-President/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Delores Eslick, Vice-President/Treasurer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice-President/Treasurer of The Southern Alliance for People & Animal Welfare - SAFPAW, a Tennessee Non-Profit, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2023.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON