Karen Johnson Davidson County
Batch# 1033459 **DEEDWARR**
08/02/2023 10 55 27 AM 2 pgs
Fees $13 00 Taxes $2,963 70

20230802-0059591

WARRANTY DEED

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $801,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

File #23-PA-0920-Plk

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jordan Salisbury Lewis	**New Owner**	
(NAME)	(NAME)	**061 11 0 323.00**
920 Curdwood Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP CORDELL AND SHANNON CORDELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN SALISBURY LEWIS AND EMILY MICHELLE SALISBURY, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Being the same property conveyed to Phillip S Cordell and Shannon M Cordell, husband and wife, by Warranty Deed from Robert L Scruggs, Unmarried, of record in Instrument No 20160726-0076748, in the Register's Office of Davidson County, Tennessee, dated July 22, 2016, and recorded on July 26, 2016.

Further being the same property conveyed to Thomas Rose Properties LLC, a Tennessee limited liability company, by Quitclaim Deed from Phillip and Shannon Cordell, husband and wife, of record in Instrument No. 20210104-0000635, in the Register's Office of Davidson County, Tennessee, dated December 23, 2020 and recorded on January 04, 2021

Further being the same property conveyed to Phillip Cordell and Shannon Cordell, husband and wife, by Quitclaim Deed from Thomas Rose Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20220908-0100713, in the Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 8, 2022, as amended by Quitclaim Deed of Correction recorded simultaneously herewith in Instrument No 20230802-0059590, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Maplewood Manor Re-Subdivision of Lot 4, as recorded in Instrument No 20150511-0042875.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Maplewood Manor Subdivision, as recorded in Plat Book 547, Page(s) 102.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **920 A Curdwood Boulevard, Nashville, TN 37216**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th day of July, 2023.

Phillip Cordell

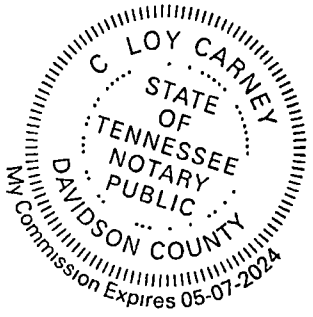
Shannon Cordell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2023, before me personally appeared Phillip Cordell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 28th day of July, 2023

Notary Signature
My commission expires:

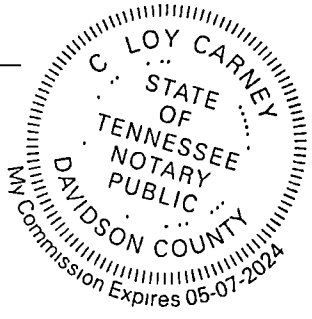


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2023, before me personally appeared Shannon Cordell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CT-23-924