Karen Johnson Davidson County
Batch# 1042446 DEEDWARR
08/24/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230824-0066373

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 881577 M-C-00270204-2 TO-17957 Kay M. Long	The actual consideration or value, whichever is greater, for this transfer is $505,000.00 Affiant Subscribed and sworn to before me, this the 24th day of AUGUST, 2023. Notary Public My commission expires: 3-3-26 (Affix Seal)

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Anna Phan Do	NAME: New American Funding, LLC
STREET ADDRESS: 809 21st Ave N Nashville, TN 37208	STREET ADDRESS: PO Box 650076 Dallas, TX 75265
MAP & PARCEL NO.: 092-07-0D-002.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonathan Clifton Conley, a single man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Anna Phan Do, an unmarried woman

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See attached Exhibit A

This is improved property known as: 809 21st Ave N, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 13 day of July, 2023.

x Jonathan Conley
Jonathan Clifton Conley

State of Virginia } ss
County of Fairfax

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jonathan Clifton Conley, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 13 day of July, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Kateryna Kelly
Notary Public
My commission expires 06/30/2027

KATERYNA KELLY
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 8051168
MY COMM. EXPIRES: 06/30/2027
NOTARY PUBLIC

EXHIBIT A

The Land is described as follows:

Land in Davidson County, Tennessee, being Unit B, 811 21st Avenue Townhomes, Unit A & B, as shown in the Declaration of Covenants, Conditions and Restriction for 811 21st Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161214-0131149 and amended in Instrument No. 20191108-0115831, in the Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Clifton Conley, unmarried by Warranty deed from Grant Ventures LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200715-0077465 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 15, 2020 and Scrivener's Affidavit recorded on May 5, 2020 in Instrument No. 20220505-0052078, (Value of consideration shown in aforementioned deed $375,000.00.)

Certification of Recorded Documents

I, Julia Wyatt, 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 true and exact copy of the original document executed and authenticated according to law on August 24, 2023.

Julia Wyatt
(AFFIANT) – Julia Wyatt

8-24-23
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of August, 2023.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY