Karen Johnson Davidson County
Batch# 1047409 DEEDWARR
09/07/2023 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230907-0070259

Warranty Deed

CAITLIN MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me, this the 30th day of August, 2023. Notary Public My commission expires: 7-7-25

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:
Stephanie Pangle and Javier Ruiz, Jr.	Regions Mortgage	082-13-0A-022.00-CO
1026 9th Avenue North	2050 Parkway Office Circle	
Nashville, TN 37208	Birmingham, AL 35244	

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, **DANIEL OPPONG, AN UNMARRIED MAN, AND JOSEPH OPPONG, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE PANGLE, AN UNMARRIED WOMAN AND JAVIER RUIZ, JR., AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 Unit No. E-7, Row 8.9 Condominiums, as shown on plat of the Resubdivision of Lot 1 of the Resubdivision of a portion of Lot Nos. 5 and 93 of Balch and Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, and in the Master Deed of record in Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monetary Research, LLC by Warranty deed from Thomas R. Hager, married of record in Instrument No. 20150505-0040735 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on May 05, 2015.

Being the same property conveyed to Neland D. Nobel, Trustee of The Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto and Gayle Nobel, Trustee of The Nobel Family Revocable Trust Dated July 6, 2000, and any amendments thereto by Quitclaim deed from Monetary Research, LLC of record in Instrument No. 20151106-0113328 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on November 06, 2015.

Being the same property conveyed to Joseph Oppong and Daniel Oppong, joint tenants with the right of survivorship by Warranty deed from Neland D. Nobel, Trustee of The Nobel Family Revocable Trust Dated July 06, 2000 and any amendments thereto and Gayle Nobel, Trustee of The Nobel Family Revocable Trust Dated July 6, 2000, and any amendments thereto of record in Instrument No. 20211299-0171356 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 29, 2021.

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 1026 9th Avenue North, Nashville, TN 37208, 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 30th day of August, 2023.

Daniel Oppong

Joseph Oppong by Daniel Oppong, his Attorney-In-Fact

by ATTORNEY IN FACT

STATE OF TX
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel Oppong, individually and as attorney in fact for Joseph Oppong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2023.

Notary Public Frances R Hubbard

My Commission Expires: 3/4/2024

FRANCES R HUBBARD
Notary ID #132387861
My Commission Expires
March 4, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 30, 2023 (date of document).

Affiant Signature

September 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023