Warranty Deed

Karen Johnson Davidson County Batch# 1073810 DEEDWARR 11/20/2023 02:47:25 PM 2 pgs Fees: $13.00 Taxes: $1,887.00 20231120-0090310	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $510,000.00. Jamison Rowe Affiant Subscribed and sworn to before me, this the 17th day of November 2023. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My commission expires: 7-9-24

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:
Jamison Rowe and Addison Nunes	New American Funding	081-07-4D-002.00-CO
1818B 14th Avenue North	14511 Myford Road Suite 100	
Nashville, TN 37208	Tustin, CA 92780	

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, **HEATHER L. JOHNSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMISON ROWE AND ADDISON NUNES, HUSBAND AND WIFE,** 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 described as follows:

Being Unit B, 1818A-1818B 14th Ave. North Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for 1818A-1818B 14th Ave. North Townhomes of record in Instrument Number 20170717-0071629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heather L. Johnson, an unmarried woman by Warranty Deed from William Hunter Nix, a single man of record in Instrument No. 20190806-0078235 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 06, 2019.

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 1818 B 14th 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 17th day of November, 2023.

Heather L. Johnson

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Heather L. Johnson, 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 17th day of November, 2023.

Commonwealth of Pennsylvania - Notary Seal
ALICIA N JONES - Notary Public
Bucks County
My Commission Expires Jul 8, 2024
Commission Number 1375405

Notary Public

My Commission Expires: 7/8/2024