Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 231046144

Karen Johnson Davidson County
Batch# 1074325 **DEEDWARR**
11/21/2023 02:54:40 PM 2 pgs
Fees: $13.00 Taxes: $2,112.70

20231121-0090730

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $571,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2023.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elvis Appiah and Dorothy O. Appiah 200 A Sunset Drive Nashville TN 37207	Elvis Appiah 5109 Sunsail Dr. Antioch, TN 37013	Tax Parcel ID No. 060-12-0-044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tomas Pineda, Jr., and Armaflor Q. Pineda, husband and wife, a 50% interest and Jenna Pineda and Thomas Jared Pineda, husband and wife, a 50% interest, holding as joint tenancy with rights of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elvis Appiah and Dorothy O. Appiah, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Highland Park, Block "C" of record in Plat Book 974, Page 33, 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 Tomas Pineda, jr and Armaflor Q. Pineda, husband and wife by Warranty Deed from Urban Dwell Homes, LP, a Tennessee limited partnership of record in Instrument No. 20190614-0057466 Register's Office for Davidson County, Tennessee, dated June 13, 2019 and recorded on June 14, 2019.

Being the same property conveyed to Tomas Pineda, jr and Armaflor Q. Pineda, husband and wife a 50% interest Jenna Pineda and Thomas Jared Pineda, a 50% interest, holding as joint tenancy with rights of survivorship by Quitclaim Deed from Tomas Pineda, jr and Armaflor Q. Pineda, husband and wife of record in Instrument No. 20221104-0119210 Register's Office for Davidson County, Tennessee, dated October 28, 2022 and recorded on November 04, 2022.

The execution of this instrument is affected by the signature of Thomas Pineda, as Attorney-in-Fact for Tomas Pineda Jr., which Power of Attorney is recorded in Instrument Number _____, and also by the signature of Thomas Pineda, as Attorney-in-Fact for Armaflor Q. Pineda, which Power of Attorney is recorded in Instrument Number _____, and also by the signature of Thomas Jared Pineda, as Attorney-in-Fact for Jenna Pineda, which Power of Attorney is recorded in Instrument Number _____, said Register's Office. said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee.

This is improved property located at 200 A Sunset Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 17th day of November, 2023.

Tomas Pineda, Jr., by Thomas Pineda as Attorney-in-fact

Armaflor Q. Pineda by Thomas Pineda as Attorney-in-fact

Jenna Pineda by Thomas Jared Pineda as Attorney-in-fact

Thomas Jared Pineda

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Pineda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Tomas Pineda, Jr., and Armaflor Q. Pineda, and that he is authorized by Tomas Pineda, Jr., and Armaflor Q. Pineda, to execute this instrument on their behalf.

WITNESS my hand, at office, this 17th day of November, 2023.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Jared Pineda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jenna Pineda, and that he is authorized by Jenna Pineda, to execute this instrument on her behalf.

WITNESS my hand, at office, this 17th day of November, 2023.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Jared Pineda, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 17th day of November, 2023.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026