WARRANTY DEED

Karen Johnson Davidson County
Batch# 1081428 DEEDWARR
12/13/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,038.03
20231213-0095962

File No. EM-23-5706

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,818.88

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 2/7/27

(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Danny Shekoury	Lending Hand Mortgage, LLC	
(NAME)	(NAME)	
1801 Glade Street	510 Lentz Dr.	071-05-0-223.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Cassondra Walker and Andrew Wegman, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danny Shekoury, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 114 on the Plan of Brooklyn Heights, E. C. Scruggs Subdivision of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 114 fronts 46 feet on the South side of Glade Avenue and runs back between parallel lines 140 feet to an alley along the Easterly margin of Page Street (now Haynes Street).

Being the same property conveyed to Cassondra Walker and Andrew Wegman, each an unmarried person by Warranty Deed from Tarek Mentouri, a single man of record in Instrument No. 20210818-0111474 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 18, 2021.

Cassondra Skye Walker A/K/A Cassondra Walker is married to Andrew Wegman as of 01/15/2022.

This is property more commonly known as 1801 Glade Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 8th day of December, 2023.

Cassondra Walker

Andrew Wegman

STATE OF Colorado
COUNTY OF El Paso

On this 8th day of December, 2023, before me personally appeared Cassondra Walker and Andrew Wegman, 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 8th day of December, 2023.

, Notary Public
Notary Signature
My commission expires: 10/17/2026

VALERIE ENSIGN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20224040230
MY COMMISSION EXPIRES OCT 17, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 12/8/2023.

Affiant Signature – Joshua A. Terry

12/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2023

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27