Karen Johnson
Batch # 1120156
04/08/2024 10:49:55 AM
Fees: $13.00 Taxes: $2,960.00
Davidson County
DEEDWARR
2 pgs
20240408-0024702

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1070

# WARRANTY DEED

**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, the undersigned **Sujil Joseph and Nimmy Mathews Joseph, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **5316 Fredericksburg Way Trust, dated 04/01/2024,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section 6-A, Fredericksburg, as shown on plat of record in Plat Book 7900, Page 509 and Plat Book 9700, Page 150, 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 Sujil Joseph and Nimmy Mathews Joseph, a married couple by Warranty Deed dated April 11, 2023 from Carole B. Paine of record in Instrument Number 20230414-0027460, and corrected in Instrument No. 20230502-0032242, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 5316 Fredericksburg Way W, Brentwood, TN 37027.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| **5316 Fredericksburg Way Trust, dated 04/01/2024**<br>1212 8th Avenue South, Suite 102<br>Nashville, TN 37203 | First Horizon Bank<br>12719 Cantrell Rd., Suite 200<br>Little Rock, AR 72223 | **171-03-0A-136.00** |

**WITNESS THE EXECUTION HEREOF** this 28th day of March, 2024.

**Sujil Joseph**

**Nimmy Mathews Joseph**

**State of Tennessee )**
**County of Davidson )**

On this 28th day of March, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sujil Joseph and Nimmy Mathews Joseph, the bargainor(s), 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 acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 800,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of April, 2024.

Notary Public

My Commission Expires: 5-9-26

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON