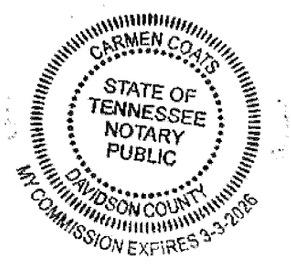
Karen Johnson Davidson County
Batch# 1243844 DEEDWARR
03/06/2025 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20250306-0016808

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $699,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of March, 2025. Notary Public My commission expires: 3/3/26

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:
Nathan Tidwell and Addison Tidwell	CMG Mortgage Inc. dba CMG Financial	091 12 0 336.00
4602 C Georgia Avenue	3160 Crow Canyon Road #400	
Nashville, TN 37209	San Ramon, CA 94583	

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, **CHIMALUM OKAFOR, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN TIDWELL AND ADDISON TIDWELL, 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 Lot No. 509 on the Plan of No. 1, West Nashville of record in Plat Book 57, Page (s) 74 and 75, 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 Elizabeth Humphreys, an unmarried woman and Chimalum Okafor, an unmarried man by Warranty Deed from Brent Morris, married of record in Instrument No. 20170602-0055420 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 02, 2017.

Being the same property conveyed to Chimalum Okafor, an unmarried man by Quitclaim Deed from Elizabeth Humphreys, an unmarried woman of record in Instrument No. 20200305-0024995 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 05, 2020.

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 4602 C Georgia Avenue, Nashville, TN 37209, 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 3rd day of March, 2025.

Chimalum Okafor

STATE OF FLORIDA
COUNTY OF Leon

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chimalum Okafor, 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 28th day of February, 2025.

Notary Public

My Commission Expires:
10-15-2026

DARRO TIMOTHY FREEMAN
Notary Public - State of Florida
Commission # HH 318723
My Comm. Expires Oct 15, 2026
Bonded through National Notary Assn.

☑ Physical Presence
☐ Online Notarization

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 March 3. 2025.

Affiant Signature

6th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

