WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268988 DEEDWARR
05/05/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,012.80
20250505-0034882

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,000.00

Nnadozie Ibe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF May, 2025.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Nnadozie Ibe	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	14215007100
669 McPherson Dr. (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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, **Markeisha Ealey, married** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nnadozie Ibe,** an unmarried man , HEREINAFTER CALLED THE GRANTEE, 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. 30 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, Page 93 and 94, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Markeisha Ealey, by virtue of that certain Quit Claim Deed dated July 5, 2024, and being of record at Instrument No. 20240718-0054016, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Your Footprints Consulting, Inc. by virtue of Quit Claim Deed dated December 30, 2023 at Instrument No. 20240108-0001576, in the amount of $10.00 in the said Register's Office.

Being the same property previously conveyed to Markeisha Ealey by virtue of Warranty Deed dated October 6, 2022 at Instrument No. 20221007-0110647, in the amount of $550,000.;00 in the said Register's Office.

Seller warrants that this property is not her primary residence

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 669 McPherson Dr. Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29th day of April, 2025.

Markeisha Ealey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Markeisha Ealey**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2025.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 1, 2025.

Affiant Signature

5/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025