WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280639 DEEDWARR
06/02/2025 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20250602-0043270

File #25-TC-0510-C

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Farmer and William E. Farmer, Jr.	**Wells Fargo Bank, N.A.**	
(NAME) **601 Press Place, 302**	(NAME) **MAC X9999-01H; 2701 Wells Fargo Way**	**082 09 0N 005.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Minneapolis, MN 55467-8000**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL BLAKE SONUGA, A MARRIED MAN, AND MORENIKEJI O. SONUGA, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HANNAH FARMER, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5, as shown on the map entitled 6TH AND HUME STREET, of record Instrument No. 20060829-0106425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Blake Sonuga, a single man & Morenikeji O. Sonuga, a married woman, as tenants in common, with full rights of survivorship, by Warranty Deed from Joel C. Ridley, and Eric K. Wood, Jr, of record in Instrument No. 20150803-0076288, in the Register's Office of Davidson County, Tennessee, dated July 24, 2015, and recorded on August 03,2015.

This was never the marital residence for the Grantors named herein.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 6TH & HUME STREET, as recorded in Instrument No. 20060829-0106425.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE PLAN REAL ESTATE COMPANY, as recorded in Plat Book 21, Page 105.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 200070919-0112282, Instrument No. 20070919-0112283.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060712-0083982.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **MICHAEL BLAKE SONUGA** as Attorney-in-Fact for **MORENIKEJI O. SONUGA**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___**202506020043269**____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 510 Hume Street, Nashville, TN 37208.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26 day of May, 2025.

Michael Blake Sonuga

Morenikeji O. Sonuga by Michael Blake Sonuga her Attorney in fact

Morenikeji O. Sonuga by Michael Blake Sonuga, her Attorney-In-Fact

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL BLAKE SONUGA**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MORENIKEJI O. SONUGA**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MORENIKEJI O. SONUGA.**

Witness my hand and official seal this ____ day of **May, 2025.**

_____
Notary Signature
My Commission Expires: _____

STATE OF _____
COUNTY OF _____

On this 28th day of May, 2025, before me personally appeared Michael Blake Sonuga, to me known (or proved to me on the basis of satisfactory evidence) 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 28th day of May, 2025.

_____
Notary Signature
My commission expires:

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

File No: _____

APN No: _____

STATE OF California)SS
COUNTY OF San Diego)

On 5/26/2025 before me, C Long , Notary Public, personally appeared Michael Blake Sonuga

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

SAMR1 C. LONG SAMR1
COMM. # 2366860
NOTARY PUBLIC CALIFORNIA
SAN DIEGO COUNTY
Commission Exp: July 26, 2025

This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- [x] INDIVIDUAL
- [ ] CORPORATE OFFICER(S) TITLE(S)
- [ ] PARTNER(S) [ ] LIMITED [ ] GENERAL
- [x] ATTORNEY-IN-FACT
- [ ] TRUSTEE(S)
- [ ] GUARDIAN/CONSERVATOR
- [ ] OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity | Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Warranty Deed

NUMBER OF PAGES 3 DATE OF DOCUMENT 5/26/2025

SIGNER(S) OTHER THAN NAMED ABOVE Self + AIF for Morenikeji O. Sonuga

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True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of ~~June~~ May, 2025.

Affiant Signature
Date 6/2/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027