WARRANTY DEED

File #25-261



Karen Johnson
Batch # 1289843
06/25/2025 10:17:42 AM
Fees: $13.00 Taxes: $1,017.50

Davidson County
DEEDWARR
2 pgs

20250625-0049985

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eziaku Smart Nzenwa	NEW OWNER	135-08-0A-651.00-CO
(NAME)	(NAME)	
651 Longhunter Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, WE, **Paul F. Davis, and Mabel G. Escoto Davis married couple,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eziaku Smart Nzenwa, an unmarried woman** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 651 of Nashboro Village Nineteen Condominium, Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Nineteen Condominium of record in Deed Book 5333, Page 957 of record in Plat Book 5200, Page 80, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Paul F. Davis and Mabel G Escoto Davis, married couple by Warranty Deed from Brenda Gail Biro and Paul Thomas Biro, wife and husband of record in Instrument No. 20200415-0039414 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 651 Long Hunter Court, Nashville, TN 37217

(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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 23rd day of June, 2025.

Paul F. Davis

Mabel G. Escoto Davis

STATE OF PENNSYLVANIA
COUNTY OF Dauphin

On this 23rd day of June, 2025, before me personally appeared Paul F. Davis, 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 23rd day of June, 2025.

Notary Signature
My commission expires: May 23, 2029

Commonwealth of Pennsylvania - Notary Seal
CHERYL CHASE BENSON - Notary Public
Dauphin County
My Commission Expires May 23, 2029
Commission Number 1010381

STATE OF PENNSYLVANIA
COUNTY OF Dauphin

On this 23rd day of June, 2025, before me personally appeared Mabel G. Escoto Davis, 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 23rd day of June, 2025.

Notary Signature
My commission expires: May 23, 2029

Commonwealth of Pennsylvania - Notary Seal
CHERYL CHASE BENSON - Notary Public
Dauphin County
My Commission Expires May 23, 2029
Commission Number 1010381

RETURN RECORDED DOCUMENTS TO:

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Brentwood, TN 37027