Karen Y Johnson Davidson County
Batch# 183205 DEEDWARR
01/11/2019 03:58:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190111-0003267

Commitment Number: 24589018
Seller's Loan Number: 286478522

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Eka Obot, 3244 E Lake Dr., Nashville, TN 37214-4223

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108-12-0-217-00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Andy Obot, unmarried, and **Eka Obot**, unmarried, whose mailing address is **3244 E Lake Dr., Nashville, TN 37214-4223**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 17D-648 on October 2, 2018, hereinafter grantors, for $170,000.00 (One Hundred Seventy Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Eka Obot**, unmarried, hereinafter grantee, whose tax mailing address is **3244 E Lake Dr., Nashville, TN 37214-4223**, the following real property:

The following described property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 62 ON THE PLAN OF TRAILWOOD, SECTION 5, AS OF RECORD

IN PLAT BOOK 6900, PAGES 477-479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO ANDY OBOT AND EKA OBOT FROM MIGUEL BURGESS AND LATICIA BURGESS, BY VIRTUE OF A DEED DATED 11/23/1999, RECORDED 11/30/1999, IN DEED BOOK 11761, PAGE 172, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 108-12-0-217-00

Property Address is: 3244 E Lake Dr., Nashville, TN 37214-4223

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 11761, Page 172 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108-12-0-217-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 12/8/18, 2018:

Andy Obot

Eka Obot

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 8, 2018 by ~~Andy Obot~~ and **Eka Obot** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission expires
3-8-2021

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ Exempt which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8 day of Dec., 2018.

Affiant

Eka Obot

Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3.8.2021

Gloria M. Jackson

Print Name

Executed by the undersigned on November 19, 2018:

Andy Obot

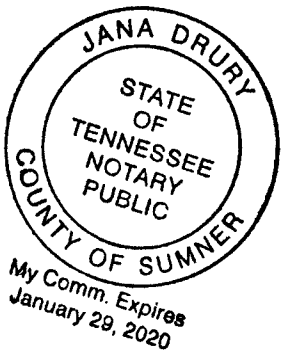
Andy Obot

Eka Obot

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 19, 2018 by **Andy Obot** and ~~**Eka Obot**~~ who are personally known to me or have produced License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Jana Drury
Notary Public



State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ Exempt which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of November, 2018.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Affiant

ANDY OBOT
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, Jaime L. Petrosky, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries