Karen Johnson Davidson County
Batch# 217465 DEEDWARR
04/15/2019 08:57:20 AM 2 pgs
Fees: $13.00 Taxes: $804.20
20190415-0033872

WARRANTY DEED

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
(901)260-4055
RT File No.: 1911085
TG: 7481606
Tribeca No.:308463

TRACY MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY
My Commission Expires January 14, 2023

STATE OF TENNESSEE
COUNTY OF **SHELBY**

The actual consideration or value, whichever is greater, for this transfer is $217,350.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 2019

Notary Public

My commission expires: 1-14-23
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Property Owner 9, LLC P.O. Box 4090 Scottsdale, AZ 85261	Property Owner 9, LLC P.O. Box 4090 Scottsdale, AZ 85261	137-13-0A-026.00-CO

FOR AND IN 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, **Nicoline Manka Nde and husband, Alexis Nde,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Property Owner 9, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 26 on the Plan of Revision of Lots 24, 26 & 27, Phase Three, Section Three, Peninsula Point, a Planned Unit Development of record in Plat Book 11700, Page 32, and revised in Instrument No. 20000918-0092448, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicoline Manka Nde and Alexis Nde, wife and husband by Warranty Deed from George Campos, married of record in Instrument No. 20160701-0067313 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 01, 2016. (Value of consideration shown in aforementioned deed $180,000.00.)

Being also known as **505 Waterford Place Antioch, Tennessee 37013**.

This conveyance is subject to the following: 1) Property taxes for the year 2019, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 30 utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 4th day of April, 2019.

Nicoline Manka Nde

Alexis Nde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicoline Manka Nde and Alexis Nde, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of April, 2019.

Notary Public
My Commission expires: 9/19/22

HEATHER STUBBLEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY