Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(1)

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $299,900.00.

Carrie Borden
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of July, 2019.

Kristen Jacoby
NOTARY PUBLIC

My commission expires: 10-3-2020

Karen Johnson Davidson County
Batch# 258825 DEEDWARR
07/19/2019 09:04:03 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20190719-0070744

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nobis Sol-Akubude	Churchill Mortgage Corp	174110A52300CO
(NAME)	(NAME)	
1429 Ohara Drive	761 Old Hickory Blvd, #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $299,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Michael C. Frazier and Zelma L. Frazier, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nobis Sol-Akubude and Dorothy Akubude, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 94, on the plan of First Amendment to Cane Ridge Farms Subdivision, Phase Three, Section One, as the same appears of record in Instrument No. 20070703-0079200, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Michael C. Frazier, married, by deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated October 10, 2008 and recorded as Instrument No. 20181027-0107017, Register's Office for Davidson County, Tennessee.

Zelma L. Frazier, wife of Michael C. Frazier, joins in the execution of this instrument for the sole purpose of relinquishing any and all of her rights, title, and interest, marital or otherwise, in and unto said property.

This property is **improved** property known as: 1429 Ohara Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of July, 2019.

Michael C. Frazier

Zelma L. Frazier

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael C. Frazier and Zelma L. Frazier, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
~~**Birthright Title, LLC**~~
~~**2800 N. Mt. Juliet Road**~~
~~**Mt. Juliet, TN 37122**~~