WARRANTY DEED

Karen Johnson Davidson County
Batch# 276526 DEEDWARR
08/26/2019 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20190826-0085793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0410

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Uchenna Iheoma Oku	Austin Capital Bank	Map: 063040A01600CO
(NAME) 1524 Stokley Lane	(NAME) 8100 Shoal Creek Blvd.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Austin, TX 78757	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($630,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVE MCINTIRE AND WIFE, CATHY MCINTIRE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

UCHENNA IHEOMA OKU

HEREINAFTER CALLED THE GRANTEES, 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. 51, on the Plan of Cleveland Hall, Phase Three, of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steve McIntire and Cathy McIntire, husband and wife, by deed from Wahidi Construction, LL, a Tennessee limited liability company, of record in Instrument No. 20071218-0145371, dated December 3, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060106-0002332 , said Register's Office; (3) Sanitary Sewer Easement of record in Book 8006, Page 677, Register's Office for said County; (4) Easement for Water Line of record in Book 7994, Page 167, Register's Offfice for said County; (5) Deed of Common Areas to Homeowners Association of record in Instrument 20130816-0086466, Register's Office for said County; (6) Easement to BellSouth of record in Book 11725, Page 325, Register's Office said County; (7) Charter for Homeowner's Association of record in Book 11725, Page 70, said Register's Office; (8) Easement to Cumberland Utility District of record in Book 7994, Page 173 and Book 8068, Page 524, Register's Office said County; (9) Storm water detention agreement and sanitary sewer easement to Metropolitan Nashville Government of record in Instrument 20041115-0136615, said Register's Office; (10)Public Utility Easement of record in Book 7844, Page 242; Book 7844, Page 249; Book 7844, Page 262; Book 7844, Page 268 and Book 7844, Page 272, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11725, Page 76, amended in Instrument 20050307-0024504; Instrument 20051202-0144894; Instrument 20060113-0005680; Instrument 20071220-0146113; Instrument 20080208-0013290; Instrument

20081014-0103112; Instrument 20120912-0082762 and Book 11725, Page 110, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1524 Stokley Lane, Old Hickory, TN 37138
(House No.) (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.

Witness our hands this 23rd day of August, 2019.

Steve McIntire

Cathy McIntire, by Steve McIntire, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve McIntire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of August, 2019.

My Commission Expires: 1/3/23

Notary Public

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Steve McIntire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Cathy McIntire, as his/her Attorney-in-Fact, as the free act and deed of the within named Cathy McIntire.

Witness my hand and official seal this 23rd day of August, 2019.

My Commission Expires: 1/3/23

Notary Public

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Christine Hutchinson, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

