WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 297944 DEEDWARR
10/09/2019 09:32:13 AM 2 pgs
Fees: $13.00 Taxes: $862.10

20191009-0103407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2019

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Gerasimos Kavalieratos	Quicken Loans, Inc.	163070A121000CO
(NAME)	(NAME)	
2223 Dale View Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192693

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, I/we, **Mayowa Aderinto formerly known as Mayowa Adelekun and husband, Olufemi Aderinto**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gerasimos Kavalieratos, a single man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 121 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Mayowa Adelekun and Olufemi Aderinto by Warranty Deed from Weldon Homes, LLC dated September 19, 2008 and filed of record in Instrument No. 20081024-0106515, Register's Office for Davidson County, Tennessee.

Mayowa Adelekun is now known as Mayowa Aderinto

Unimproved ☐

This is improved ☒ property, known as 2223 Dale View Drive, Antioch, TN 37013
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of October, 2019

Mayowa Aderinto

Mayowa Aderinto
By: Gbenga Abijo, Attorney in Fact

Olufemi Aderinto

Olufemi Aderinto
By: Gbenga Abijo, Attorney in Fact

State of Tennessee)
County of Davidson)

Before me personally appeared Gbenga Abijo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mayowa Aderinto, and who acknowledged that he/she executed the same as the free act and deed of Mayowa Aderinto.

Witness my hand, at office, this 8th of October, 2019.

Christine L. Kind

Notary Public

My Commission Expires: November 22, 2021

CHRISTINE L. KIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

State of Tennessee)
County of Davidson)

Before me personally appeared Gbenga Abijo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Olufemi Aderinto, and who acknowledged that he/she executed the same as the free act and deed of Olufemi Aderinto.

Witness my hand, at office, this 8th of October, 2019.

Christine L. Kind

Notary Public

My Commission Expires: November 22, 2021

CHRISTINE L. KIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.