Karen Johnson Davidson County
Batch# 307392 DEEDWARR
10/29/2019 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191029-0110710

This Instrument Prepared By: Concord Title 664 Sango Road Clarksville, TN 37043 **After recording return to:** _____ _____ _____	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$275,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale Affiant Sworn to and subscribed before me this 28 day of October, 2019. Notary Public My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 2019, among:

SHENEKA L. PARRIS, N/K/A SHENEKA DAVIS AND

JOHNATHAN DAVIS, WIFE AND HUSBAND,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BOSCO IMANIZABAYO AND CLAUDINE UMUTONI,
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Final Plat of Phase 4, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20070607-0068360, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sheneka L. Parris, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20071114-0133482 Register's Office for Davidson County, Tennessee, dated November 09, 2007 and recorded on November 14, 2007.

Being also known as 5557 Dory Drive Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sheneka L. Parris nka Sheneka Davis

Sheneka L. Parris,
n/k/a Sheneka Davis

Johnathan Davis

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sheneka Davis and Johnathan Davis, the within named bargainor(s), 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 27th day of October, 2019.

Laurie Damewood

Notary Public
My Commission Expires:_____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

Owner Name & Property Address:

Name: Bosco Imanizabayo
Address: 5557 Dory Drive
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Pinnacle Bank
Address: 150 3rd Ave S #100
City, State, Zip: Nashville, TN 37201

Tax ID: 151-09-0B-248.00-CO

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY