Karen Johnson Davidson County
Batch# 307398 DEEDWARR
10/29/2019 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20191029-0110718

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

Y-BR-19-905

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua E. Bahindulwa and Enyama A. Apimbo (NAME)	Pinnacle Bank (NAME)	
905 Creekedge Court (ADDRESS)	150 3rd Ave S #100 (ADDRESS)	173-08-0A-030.00-CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AHMED BRIFKANI AND KHALIDA BRIFKANI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA E. BAHINDULWA AND ENYAMA A. APIMBO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 65 on the Plan of Deer Valley, Section One, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20030205-0016206, 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 Ahmed Brifkani and Khalida Brifkani, husband and wife by Warranty deed from Talona V. Johnson, f/k/a Talona V. Starks and Joe Johnson, wife and husband of record in Instrument No. 20080502-0045564 Register's Office for Davidson County, Tennessee, dated January 23, 2008 and recorded on May 02, 2008.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20030205-0016206, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010503-0045314 and 20020627-0077608, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument Number 20040224-0020945, in the Register's Office for Davidson County, Tennessee.
- Charter of Oak Highlands/Deer Valley Homeowners' Association, Inc. of record in Instrument Number 20021212-0153692, merger at 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Easement for Well of record in Book 222, Page 565, in the Register's Office for Davidson County, Tennessee.
- Charter For Homeowner's Association of record in Instrument Number 20021212-0153692 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20001205-0119205 and Instrument No. 20001205-0119206, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 Creekedge Court, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF OCTOBER, 2019.

Ahmed Brifkani

Khalida Brifkani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AHMED BRIFKANI, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHALIDA BRIFKANI, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

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