WARRANTY DEED

Karen Johnson Davidson County
Batch# 312915 DEEDWARR
11/07/2019 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20191107-0115264

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $160,000.00

Andre Munyankindi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE November 6, 2019

Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Andre Munyankindi and Marie Munyankindi**	**SEND TAX BILLS TO: Andre Munyankindi and Marie Munyankindi**	**MAP-PARCEL NUMBERS**
(NAME) 917 Harrisburg Lane	(NAME) 917 Harrisburg Lane	108-16-0-254.00
(ADDRESS) Mt Juliet TN 37122	(ADDRESS) Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Richard Jackson and Kevin Joseph Jackson, as tenants in common

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

Andre Munyankindi and Marie Munyankindi, husband and wife

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 more particularly described as follows:
Being Lot No. 96A as shown on the Plan of Zone Lot Drwg., Lots 89-90-91-94- 95-96 & 97, Percy Priest Woods, Section IV, of record in Book 6250, page 756, Register's Office for said County, and also shown as part of Lot 96 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.
Being the same property conveyed to John Richard Jackson and Kevin Joseph Jackson, as tenants in common by Quitclaim deed from Joseph R. Jackson and Cynthia M. Jackson, a married couple, of record in Instrument No. 20161129-0125139, dated 11/29/2016, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **410 Woodsman Court, Nashville, TN 37214**
(House Number) (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 my/our hand(s) this **6th day of November, 2019.**

John Richard Jackson

Kevin Joseph Jackson

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Richard Jackson and Kevin Joseph Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office on **6th day of November, 2019.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

