WARRANTY DEED

Karen Johnson Davidson County
Batch# 320058 DEEDWARR
11/26/2019 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $697.45
20191126-0122076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/23
(AFFIX SEAL)

TRACI PULLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

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

File No.: 19-0913

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Athanase Nsanzabandi, a married man	Bank of America	Map: 15011000700
(NAME) 3144 Towne Village Rd.	(NAME) 101 S. Tryon Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($188,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHELLE HUENEFELD, UNMARRIED,

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

ATHANASE NSANZABANDI, A MARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Towne Village of the Country, Section One, of record in Plat Book 5200, Pages 55 and 56, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Huenefeld, by deed from Federal National Mortgage Association aka Fannie Mae, of record in Instrument No. 20050913-0109971, dated August 31, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 55 and 56, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5289, Page 687, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3144 Towne Village Rd., 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 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 22nd day of November, 2019.

Michelle Huenefeld

Michelle Huenefeld

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 Michelle Huenefeld, 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, 21st day of November, 2019.

My Commission Expires:

1/3/23

Notary Public

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

True Copy Certification

I, **Jennifer L. Pennell**, 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 Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020