This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0812-D

Karen Johnson Davidson County
Batch# 334325 DEEDWARR
12/26/2019 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $793.65
20191226-0132958

WARRANTY DEED

Address of New Owners:
Nzuzi Vantoto and Misenga Kabongo
2120 Lebanon Pike, Unit 30
Nashville, TN 37210

Send Tax Bills To:
New Owners

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,

Ronnie Bolen, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Nzuzi Vantoto and Misenga Kabongo, 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:

Lying and being in Davidson County, Tennessee and being Unit No. 30 as shown on the Plat of Easthaven Townhomes, Phase 1, as shown as part of collective Exhibit A-2 in the Declaration and Covenants, Conditions and Restrictions establishing the Easthaven Townhomes, a Planned Unit Development recorded at Instrument Number 20010806-0083543 in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Ronnie Bolen by deed from Joshua Q. Pride, a single man, dated February 9, 2006 and of record in Instrument Number 20060214-0018013 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for parking and roadways of record in Instrument Number 20031007-0147962 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Common Areas Deed to Easthaven Townhomes Owners Association, Inc. of record in Instrument Number 20020709-0082358 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Charter of Easthaven Townhomes Owners Association, Inc. of record in Instrument Number 20010806-0083542 and as amended in 20020709-0082356 both in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Instrument Number 20010806-0083543 and as amended in Instrument Numbers 20031007-0147961, 20040419-0043570, 20020709-0082357 and 20030425-0055753 all in the Register's Office for Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 2120 Lebanon Pike, Unit 30, Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT TO: 2019 Davidson County Taxes which have been prorated and assumed by Grantor;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand this the 4 day of December 2019.

Ronnie Bolen

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Bolen, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of December 2019.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $214,500.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December 2019.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

Parcel: 095 05 0B 030.00

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

