Karen Johnson Davidson County
Batch# 356261 DEEDWARR
02/11/2020 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20200211-0015340

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $354,000.00.

Julie Bailey
Affiant

Subscribed and sworn to before me, this the 7th day of February, 2020.

Carmen Coats
Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jordan Hudock **Vivien Cao**	New Owner	172-04-0-A-116.00co
309 Splitwood Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steve Ndabambalire and Lyse Kaneza Ndabambalire, husband and wife

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

Jordan Hudock and Vivien Cao, 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 Lot No. 38, on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steve Ndabambalire and Lyse Kaneza Ndabambalire, husband and wife, by Warranty Deed from Robert G. Cox and Clarissa A. Cox, husband and wife, of record in Instrument No. 20060502-0050625, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Steve Ndabambalire and Lyse Kaneza Ndambambalire, pursuant to a Power of Attorney executed by him/her/them on the 29th day of January, 2020, of record in Instrument No. 202002110015339, **Register's Office for Davidson County, Tennessee.**

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Instrument No. 20010920-0101749, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Easements, Covenants, Conditions and Restrictions of Highlands of Brentwood, of record in Book 11356, Page 815, and as amended in Book 11629, Page 906, Instrument No. 20020722-0087704 and in Instrument No. 20021121-0144877, Register's Office for Davidson County, Tennessee. (3) By-Laws of Highlands of Brentwood Homeowners' Association of record in Book 11356, Page 840, said Register's Office. (4) Charter of Highlands of Brentwood Homeowners' Association, Inc., of record in Book 11595, Page 872, said Register's Office. (5) All mattes shown on the plan of record in Book 9700, page 773, said Register's Office. (6) Restrictions and Reservation and Grant of Easement contained in the Deed of record in Book 11189, Page 612, said Register's Office. (7) Easement to BellSouth Telecommunications, Inc., of record in Book 11608, Page 467, said Register's Office. (8) Conveyance of open space and common area to Highlands of Brentwood Homeowners' Association, Inc., of record in Instrument No. 20040827-0103643, said Register's Office. (9) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7461, page 805, Register's Office for Davidson County, Tennessee. (10) Rule regarding enforcement governing documents of record in Instrument No. 20050414-0032628, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **309 Splitwood Court, Nashville, TN 37211**

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 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 **7th** day of **February, 2020.**

Steve Ndabambalire BY Andrew Wood ATTORNEY IN FACT
Steve Ndabambalire by Andrew Wood, Attorney-in-Fact

Lyse Kaneza Ndabambalire BY Andrew Wood ATTORNEY IN FACT
Lyse Kaneza Ndabambalire by Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of **February, 2020**, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Andrew Wood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Steve Ndabambalire and Lyse Kaneza Ndabambalire**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Steve Ndabambalire and Lyse Kaneza Ndabambalire**, for the purpose therein contained, by signing the name of **Steve Ndabambalire and Lyse Kaneza Ndabambalire**, by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **February, 2020.**

Colleen Walters
Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022