Karen Johnson Davidson County
Batch# 363993 DEEDWARR
02/26/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $453.25
20200226-0021533

WARRANTY DEED

STATE OF Rutherford
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-19-2020
(AFFIX SEAL)

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-19-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sanni-Obasusi Olanrewaju Musibau	Same as new	Parcel ID: 150 03 0 131.00
(NAME)	(NAME)	
3121 Justin Towne Ct.	Owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerrold E. McRae, Jr., married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sanni-Obasusi Olanrewaju Musibau, 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. 10A on the Plan of Minor Revision to Lot No. 10, Zone Lot Division on the Plan of Lots. 8, 9, 10, 11 and 12 Section Two, Justin Towne of record in Plat Book 5200, Page 459, as amended in Plat Book 5200, page 535 and Plat Book 9700, Page 416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jerrold E. McRae, Jr. by Warranty Deed from Lendell R. Hunt and Vickie G. Hunt dated July 23, 2004 and recorded July 28, 2004 as Instrument No. 20040728-0090067, in said Register's Office for Davidson County, Tennessee.

Farron McRae is not joining in the execution of this deed due to never residing on the above described property, therefore having no interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3121 Justin Towne Ct., Antioch, TN 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 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 24th day of February, 2020

Jerrold E. McRae, Jr.

STATE OF NV

COUNTY OF CLARK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jerrold E. McRae, Jr., the bargainor, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of February, 2020.

Notary Public

My Commission Expires: 4-20-2023

(SEAL)

CURTIS STEWART
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 15-1162-1
My Appt. Expires April 20, 2023

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the 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 Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/19/2020