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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**Realty Title & Escrow**<br>**6525 Quail Hollow, Ste 115**<br>**Memphis, TN 38120**<br>**RT File No. 20110049**<br>**TG: 8164326** | STATE OF TENNESSEE, COUNTY OF SHELBY:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 26 day of February, 2020.<br><br>Notary Public<br><br>My Commission Expires: |

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Property Owner 13, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | **Send Tax Bills To:**<br>Property Owner 13, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | **Tax Information:**<br>Map and Parcel No.:<br>164100A23900CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kasongo F. Moma and wife, Olga Moma**, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Kasongo F. Moma ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Property Owner 13, LLC, a Delaware Limited Liability company** ("Grantee"), ~~its successors, heirs and assigns~~, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4249 Sandstone Drive, Nashville, TN 37013.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 365600 **DEEDWARR**
03/02/2020 10:11:00 AM 3 pgs
Fees: $18.00 Taxes: $999.00

20200302-0022921

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 26 day of February, 2020.

Kasongo F. Moma

Olga Moma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kasongo F. Moma and Olga Moma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of February, 2020.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 202

Notary Public

My Commission Expires:

EXHIBIT "A"

Lot 94, Village Five, Summerfield Subdivision, as shown on plat of record in Instrument No.20051103-0133115, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Kasongo F. Moma, a married man, by way of Special Warranty Deed of Record at Instrument Number 201608150084569 in the Said Register's Office.

Olga Moma, spouse of Kasongo F. Moma, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to Kasongo F. Moma.