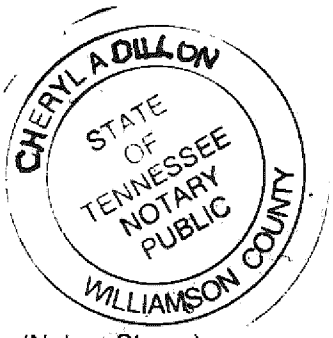


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of March, 2020.

Notary Public

My commission expires: 12-13-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 378280 DEEDWARR
03/26/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200326-0033131

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mykel Domonique Saulter and Magdalene Jude Mulwa	**IberiaBank**	**018-16-0-131.00**
323 Moncrief Ave.	**12719 Cantrell Road**	
Goodlettsville, TN 37072	**Little Rock, AR 72223**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joshua N. Kelley and wife, Laura A. Kelley

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mykel Domonique Saulter and Magdalene Jude Mulwa, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated March 30, 2000, as follows:

Beginning at an iron rod in the North margin of Moncrief Avenue, said point being the Southwest corner of Parcel 130 and the Southeast corner of the herein described tract. Thence along the North margin with a curve to the left, said curve having a radius of 1875.81 feet, a delta angle of 2 degrees 35 minutes 49 seconds, an arc length of 85.02 feet, and a chord of North 73 degrees 22 minutes 41 seconds West at 85.01 feet to an iron rod, said point being the Southeast corner of Parcel 132; thence along the East line of said parcel North 17 degrees 42 minutes 39 seconds East 85.00 feet to an iron rod, said point being the Northeast corner of parcel 132; thence South 72 degrees 42 minutes 33 seconds East 85.00 feet to an iron road, said point being the Northwest corner of parcel 130; thence along the West line of parcel 130 South 17 degrees 42 minutes 39

seconds West 254.50 feet to the iron rod at the point of beginning, containing 21,650.20 square feet and or 0.497 acres, more or less.

Being the same property conveyed to Joshua N. Kelley and wife, Laura A. Kelley by Warranty deed from Joan M. Hughes, an unmarried person of record in Instrument No. 20060622-0074579 Register's Office for Davidson County, Tennessee, dated June 20, 2006 and recorded on June 22, 2006.

This is improved property known as **323 Moncrief Ave., Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. OR Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of March, 2020.

Joshua N. Kelley

Laura A. Kelley

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua N. Kelley and Laura A. Kelley, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of March, 2020.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 20-000049-529

SP 11/2015

Certificate of Authenticity

I, Cheryl Dillon, 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 Rutherford

Personally appeared before me, Lisa K R Wagner, a notary public for this county and state, Cheryl Dillon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa K R Wagner

Notary's Signature

My Commission Expires: Sept. 20, 2020

Notary's Seal (If on paper)

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY