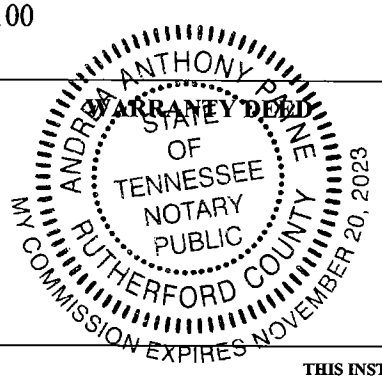
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0451-4571

Karen Johnson Davidson County
Batch# 380536 DEEDWARR
04/01/2020 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $665.63
20200401-0035006

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/29/2023

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6955N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Read Felipe E, Me and Vilma Y Morales, Archi	New Owner	163-05-0A-928.00-CO
5170 Hickory Hollow Pkwy #928		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROSELINDA DIMBIE, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FELIPE ELVIS ARIAS MELGAR AND VILMA YOLANDA MORALES ARCHILA, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 928, Phase VI (erroneously excluded from Legal Description) Mill Park Commons, as shown on plat of record in Exhibit B of Instrument No. 20051128-0143120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roselinda Dimbie, married by Cash Deed for Tennessee from Shaun Donovan of record in Instrument No. 20100802-0060221 Register's Office for Davidson County, Tennessee, dated July 29, 2010 and recorded on August 02, 2010. (Value of consideration shown in aforementioned deed $80,100.00.) Being also known as 5170 Hickory Hollow Pkwy #928 928 Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

Samad Mumuni joins in the execution of this instrument for the purpose of conveying his/her interest, marital or otherwise in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5170 Hickory Hollow Pkwy #928, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 24th day of March, 2020.

Roselinda Dimbie

Samad Mumuni

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROSELINDA DIMBIE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of March, 2020.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

My Commission Expires: _____

File #: 20-6955N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

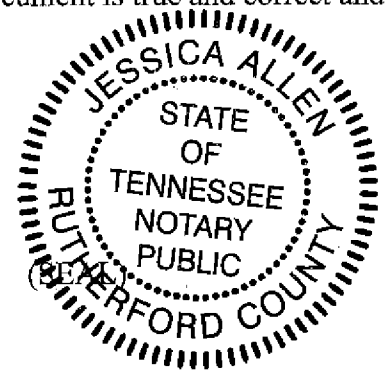
I, Lauren Tipton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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



(SEAL)

Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

900