Karen Johnson Davidson County
Batch# 421474 DEEDWARR
06/19/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20200619-0065876

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jacques Mutombo and Noella Ndunga | U.S. Bank N.A. | Parcel ID: 164-10-0A-443.00 |
| (NAME) 600 Sandrose Court | (NAME) 4801 Frederica Street | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Owensboro, KY 42301 | |
| (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, **Shunta M. Curry, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacques Mutombo and Noella Ndunga, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee being Lot No. 91 on the Plan of Village Ten, Summerfield Subdivision, of record in Instrument No. 20060718-0086558 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shunta M. Curry, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20170328-0030144, in the Register's Office of Davidson County, Tennessee, dated March 27, 2017 and recorded on March 28, 2017. the said Shunta M. Curry having since married.

Dorian Lee Thomas, spouse of the above named Shunta M. Curry joins in this conveyance releasing any and all marital rights.

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 600 Sandrose Court, 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 17th day of June, 2020

Shunta M. Curry

Dorian Lee Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shunta M. Curry and Dorian Lee Thomas, the bargainors, 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 17th of June, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY