THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **419,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2020. Notary Public MY COMMISSION EXPIRES: 2/11/2024 (AFFIX SEAL)

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ugonna Ejindu	Cardinal Financial Company, Limited Partnership dba Peoples Home equity	MAP
2009 Leefield Dr	3701 Arco Corporate Dr, Ste 200	PARCEL 174-11-0A-556.00-CO
Antioch, TN 37013	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Superior Custom Framing, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ugonna Ejindu and wife, Ejike Ejindu**

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. 135 on the Plan of Cane Ridge Farms-Phase III, Section 1 of record in Plat at Instrument No. 20070703-0079200, 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 Superior Custom Framing, LLC by Warranty deed from Monica R. Releford of record in Instrument No. 20180322-0027291 Register's Office for Davidson County, Tennessee, dated March 22, 2018 and recorded on March 22, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2009 Leefield Dr, 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.

Karen Johnson Davidson County
Batch# 427572 DEEDWARR
06/29/2020 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20200629-0069967

Witness my hand this the 26th day of June, 2020.

Superior Custom Framing, LLC

BY: _____
Erick Gonzalez
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared, Erick Gonzalez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of the maker, **Superior Custom Framing, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 26th day of June, 2020.

My Commission expires 11/3/2020

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON