This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 452368 DEEDWARR
08/07/2020 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200807-0088024

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is:$310,000

Affiant Signature

Subscribed and sworn to before me on this the 17th Day of July, 2020

Notary Public

My Commission expires 03/08/2021

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Nicholas Ukrakpor & Jodi Ukrakpor
5549 Dory Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 151090B21800CO

WARRANTY DEED

20NT01586

Effective the 17th Day of July, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Darrin Bell and wife, Angela Bell

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nicholas Ukrakpor and wife, Jodi Lynn Ukrakpor

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 130 on the plan of Lakeside Cove at Percy Priest, Phase 4, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Darrin Bell and wife, Angela Bell, by Warranty Deed from Centex Homes, dated 01/29/2008 and recorded 01/31/2008 as Instrument No. 20080131-0010196, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 5549 Dory 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17th day of July, 2020

Darrin Bell

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Darrin Bell** the within named bargainer, 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.

Notary Public

My commission expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Angela Bell

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Angela Bell** the within named bargainer, 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.

Notary Public

My commission expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

True Copy Certification

I, Summer Barton, do hereby make oath that I am the 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.

Summer Barton

State of Tennessee}
County of Wilson}

Personally, appeared before me, Edward A Cooper, a notary public for this county and state, Summer Barton, 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: 03/08/2021

