Karen Johnson Davidson County
Batch# 465611 DEEDWARR
08/27/2020 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20200827-0097507

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

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 25th Day of August 2020

Notary Public

My Commission expires ____/____/____

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

NAME AND ADDRESS OF PROPERTY OWNER:
Ngoy Rajabu & Nehonye Mwaliasha
5527 Dory Dr.
Antioch, TN 37013
SEND TAX BILLS TO: SWBC 9311 San Pedro #100
~~New Owner~~ San Antonio, TX
78216
MAP AND PARCEL NUMBER: Tax ID #: 151090B21300 CO

WARRANTY DEED

20NT02015

Effective the 25 Day of August, 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,

Megan Bowden, unmarried and Robert Bowden and Shirlene Bowden, husband and wife

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

Ngoy Rajabu & Nehonye Mwaliasha, husband and wife

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 No. 192 on the plan of Lakeside Cove at Percy Priest, Phase 4 of record in instrument no. 20070607-0066360, 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 Megan Bowden, unmarried and Robert Bowden and Shirlene Bowden, husband and wife, by WARRANTY from Brian S. Brown and Natalie A. Sanders, Co-Trustees of the Silver Spur Living Trust, dated 08/30/2013 and recorded 09/05/2013 as document no. 20130905-0093594, Register's Office for Davidson County, TN.

This is an improved property commonly known as 5527 Dory Drive, 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 25 day of August, 2020

Megan Bowden

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Megan Bowden**, 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. Witness my hand and official seal at office, this the 25 day of August, 2020.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Shirlene Bowden by: Megan Bowden Attorney-in-Fact

Shirlene Bowden by Megan Bowden, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 25 day of August 2020, before me personally appeared **Megan Bowden**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Shirlene Bowden** and who acknowledged that she executed the same as the free act and deed of **Shirlene Bowden**.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Robert Bowden by Megan Bowden Attorney in Fact

Robert Bowden by Megan Bowden, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 25 day of August, 2020, before me personally appeared **Megan Bowden,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Robert Bowden** and who acknowledged that she executed the same as the free act and deed of **Robert Bowden**.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY