Karen Johnson Davidson County
Batch# 489347 DEEDWARR
10/05/2020 11:07:47 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50

20201005-0114809

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

13-NSH20-00294

Address of New Owner:	Send Tax Bills to:	Tax Information:
Trevor Zettersten 833 Banbury Way Brentwood, TN 37027	Caliber Home Loans 1525 S. Belt Line Rd. Coppell, TX 75019	

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adetokunbo Omishakin and Julie Omishakin, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Trevor Zettersten**, hereinafter called the Grantees, their successors 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. 144, on the plan of Section 4, Banbury Crossing (a Planned Unit Development), as shown by plat of record in Instrument No. 20000114-0004987; Instrument No. 20000114-0004988; and Instrument No. 20000114-0004989, 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 Adetokunbo Omishakin and Julie Omishakin by deed from Clyde Rolston and Allison Rolston, husband and wife, dated September 29, 2015, recorded October 1, 2015, of record in Instrument No. 20151001-0099821, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 833 Banbury Way, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 26 day of September, 2020

Adetokunbo Omishakin

Julie Omishakin

STATE OF California

COUNTY OF Sacramento

On this 26 day of September, 2020 before me personally appeared Adetokunbo Omishakin and Julie Omishakin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Rachael Newton
Notary Public
My Commission Expires: 09/19/2023

* See Attached

CALIFORNIA NOTARY ACKNOWLEDGMENT

For An Individual Acting In His/Her Own Right:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Sacramento)

On Sept 26, 2020 before me, Rachael Newton Notary Public, personally appeared Adetokunbo Omishakin and Julie Omishakin,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

[NOTARIAL SEAL]

Rachael Newton
Print Name



My commission expires: 09/19/2023

HEL6850CA (1/15)