This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 18200015400 &
18200009200 Account Number: N/A

NAME & ADDRESS OF NEW OWNER:
Nwamaka Umeh and Martin Nwosu
5860 Cane Ridge Rd.
Nashville, Tn 37013

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 497760 DEEDWARR
10/19/2020 08:37:25 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00

20201019-0121064

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TERESA CERTO, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **NWAMAKA UMEH AND MARTIN NWOSU, HUSBAND AND WIFE,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

PARCEL ONE: (18200015400)
A tract of land lying in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert E. Francis, Surveyor dated June 25, 1980, revised September 29, 1982, as follows:

BEGINNING at a point in the easterly margin of Cane Ridge Road at the southwest corner of the Sara Ledbetter Lynch property of record in Book 2963, page 189, Register's Office; thence North 78° 41' East 346.7 feet to a point; thence North 6° 45' 30" East 313.0 feet to a point; thence South 72° 41' 30" East 473.0 feet to a point; thence South 6° 29' 21" West 254.0 feet to a point; thence South 78° 50' 45" West 722.86 feet to a point in the easterly margin of Cane Ridge Road; thence with the easterly margin of Cane Ridge Road, northwesterly 7.8 feet to a point which is the beginning of a curve; thence around said curve which has a radius of 343.30 feet northwesterly 172.96 feet to the point of beginning.

BEING the same property conveyed to Teresa Certo, by Executrix's Quitclaim Deed from Teresa Certo, Executrix of the Estate of Joe Certo, dated January 13, 2014, appearing of record in Instrument No. 20140115-0004107, of the Register's Office of Davidson County, Tennessee.

PARCEL TWO: (18200009200)
LAND in the 33rd Council-manic District of Davidson County, Tennessee, and being a portion of the property conveyed to William D. Alexander as evidenced in Will Book 227, page 565, Probate Court for Davidson County, Tennessee, and being a portion of the property described in a deed to Sara Ledbetter Lynch of record in Deed Book 2963, page 189, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the easterly margin of Cane Ridge Road (50 foot right of way), said point being a northwesterly corner of the Joe Certo, et ux, property of record in Deed Book 5957, page 484, Register's Office for Davidson County, Tennessee; Thence, with the easterly margin of Cane Ridge Road, the following six calls: Along a curve to the left having a radius of 291.00 feet through a central angle of 17 degrees 16 minutes 12 seconds, an arc distance of 87.71 feet, said curve having a chord direction of North 56 degrees 19 minutes 25 seconds West and a chord length of 87.38 feet; Thence North 64 degrees 57 minutes 31 seconds West a distance of 66.49 feet to a point; Thence along a curve to the right having a radius of 215.00 feet through a central angle of 31 degrees 52 minutes 19 seconds, an arc distance of 119.60, said curve having a chord direction of North 49 degrees 01 minutes 21 seconds West and a chord length of 118.06 feet

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to a point; Thence North 33 degrees 05 minutes 12 seconds West a distance of 267.83 feet to a point; Thence along a curve to the right having a radius of 175.00 feet through a central angle of 40 degrees 44 minutes 30 seconds, an arc distance of 124.44 feet, said curve having a chord direction of North 12 degrees 42 minutes 57 seconds West and a chord length of 121.83 to a point; Thence North 07 degrees 39 minutes 18 seconds East a distance of 63.68 feet to an iron pin (new); thence leaving the margin of Cane Ridge Road and with the southerly line of the property conveyed to Jean Alexander et vir as described in Deed Book 4596, page 869, Register's Office for Davidson County, Tennessee, South 87 degrees 30 minutes 00 seconds East a distance of 780.93 feet to an iron pin (old); Thence with the westerly line of I-24 Limited Property of record in Deed Book 4614, page 602, Register's Office for Davidson County, Tennessee, South 06 degrees 43 minutes 50 seconds West a distance of 146.22 feet to an iron pin (old); Thence with a westerly line of the aforesaid Joe Certo et ux property, South 06 degrees 45 minutes 30 seconds West a distance of 313.81 feet to an iron pin (old); Thence with a northerly line of said Certo property, South 78 degrees 26 minutes 07 seconds West a distance of 346.53 feet to the point of beginning, according to a survey by Mark E. Lowrance, Registered Land Surveyor, Tennessee No. 1660, dated April 18, 2011.

BEING the same property conveyed to Joe Certo and wife, Teresa Certo, by Warranty Deed from William Darrell Alexander, dated April 22, 2011, appearing of record in Instrument No. 20110425-0031189, of the Register's Office for Davidson County, Tennessee. Joe Certo having since died May 4, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5860 Cane Ridge Rd., Nashville, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13 day of October, 2020

Teresa Certo

Teresa Certo

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Teresa Certo, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

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WITNESS MY HAND AND OFFICIAL SEAL at office this the 13 day of October 2020.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA L. DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $520,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13 day of October, 2020.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA L. DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

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