Karen Johnson Davidson County
Batch# 502261 DEEDWARR
10/28/2020 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20201028-0124690

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2/8/2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this the 15th day of October, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sammie Robert Bester	IBERIABANK	052-01-0-032.00
220 Harris Street	P.O. Box 7171	
Madison, TN 37115	Little Rock, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SINACHI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMMIE ROBERT BESTER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 38, Block B on the Plan of Final Plat of Crittenden Estates Subdivison of record in Plat Book 974, Page 69, 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 a portion of the same property conveyed to William C. Foutch and wife, Linda G. Foutch by Warranty deed from Fred E. Smith and wife, Sylvia Smith of record in Book 5398, page 499 Register's Office for Davidson County , Tennessee, dated February 21, 1979 and recorded on February 26, 1979.

Being a portion of the same property conveyed to William C. Foutch by Quitclaim deed from Linda G. Foutch of record in Book 6010, page 60 Register's Office for Davidson County , Tennessee, dated February 14, 1983 and recorded on February 23, 1983.

Being a portion of the same property conveyed to Sinachi, LLC, a Tennessee Limited Liability Company by Warranty deed from William C. Foutch, unmarried of record in Instrument No. 20181129-0116432 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on November 29, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 220 Harris Street, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of October, 2020.

Sinachi, LLC, a Tennessee Limited Liability Company

By: Cordelia Nwozo
Cordelia Nwozo, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cordelia Nwozo, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Sinachi, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of October, 2020.

Notary Public

My Commission Expires: 5/3/21



True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

