Karen Johnson Davidson County
Batch# 502922 DEEDWARR
10/29/2020 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20201029-0125472

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Elaine C. Mellanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2020.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Imelda Lopez Soto	First Community	Parcel ID: 042-14-0-055.00
(NAME)	(NAME)	
123 Rhine Dr	262 Robert Rose Dr #200	
(ADDRESS)	(ADDRESS)	
Nashville TN 37115	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Zuberi Tewogbola and Tasneem Tewogbola, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Imelda Lopez Soto**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

& unmarried

Land in Davidson County, Tennessee, being all of Lot No. 71 on the plan of Sherry Heights, Section III, according to survey and plat of same appearing of record in Book 2331, Page 126 and 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 71 fronts 99.4 feet on the easterly side of Rhine Drive and runs back between lines 327.0 feet on the Northerly line and 312.0 feet on the southerly line to a broken line in the rear measuring 153.2 feet thereon. Included in the above description, but excluded from this conveyance is a parcel of land which is a part of lot No. 71 conveyed to the State of Tennessee by deed executed by Eugene Bingham and wife Mary J. Bingham dated July 8, 1966, recorded in Book 4036, Page 602, Register's Office for said county.

Being the same property conveyed to Zuberi Tewogbola and Tasneem Tewogbola, husband and wife, by Warranty Deed from Vicki Bomer Bowers, unmarried, dated December 30, 2013 and recorded on January 08, 2014, of record in Instrument No. 20140108-0001945, as correction deed recorded in Instrument No. 20160916-0097565, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 123 Rhine Drive, Madison, TN 37115

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 23rd day of October, 2020

Zuberi Tewogbola

Tasneem Tewogbola

STATE OF Tennessee

COUNTY OF Davidson

I, Cheryl M Rodgers, a Notary Public in and for said County and State aforesaid, do certify that Zuberi Tewogbola and ~~Tasneem Tewogbola~~, husband and wife, whose name is signed to the writing above, bearing date on the23rd of October, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of _____.

Given under my hand this the 23rd day of October, 2020.

Notary Public

My Commission Expires: 11-20-2023

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, Matthew C. Pietsch, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Tasneem Tewogbola, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of October, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY