BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 507717 **DEEDWARR**
11/03/2020 09:31:25 AM 5 pgs
Fees: $28.00 Taxes: $1,098.90

20201103-0128295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF Oct, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike John Findley	New Owner	
(NAME)	(NAME)	
1140 Woodbury Falls Ct.		128 12 0C 025.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MIA A. OZIMBA, MARRIED AND JEANNETTE M POPE-OZIMBA, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIKE JOHN FINDLEY, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit 1140 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I, of record in Instrument 20060310-0028278, as amended in Instrument No. 20080201-0010772, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Mia A. Ozimba, an unmarried woman and Jeanette M. Pope-Ozimba, a married woman, by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20150618-0058480, in the Register's Office of Davidson County, Tennessee, dated June 12, 2015 and recorded on June 18, 2015. Mia A. Ozimba has since married.

Manasseh Mbuya joins in to coney any marital interest he may have.

This was never the marital residence for Jeanette M. Pope-Ozimba.

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

unimproved _
This is improved x property, known as 1140 Woodbury Falls Ct., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 my hand this 28th day of October, 2020

MIA A. OZIMBA

JEANETTE M. POPE-OZIMBA

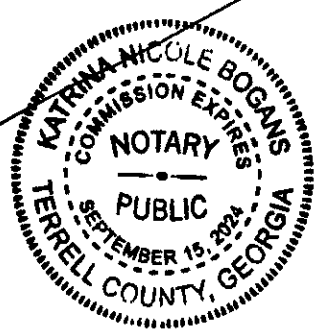
MANASSEH MBUYA

STATE OF Georgia
COUNTY OF DOUGHERTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mia A. Ozimba, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2020.

Commission expires:



Katrina Nicole Bogans
Notary Public

STATE OF Georgia
COUNTY OF Dougherty

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Manasseh Mburya, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2020.

Commission expires: KATRINA NICOLE BOGANS NOTARY PUBLIC COMMISSION EXPIRES SEPTEMBER 15, 2024 TERRELL COUNTY, GEORGIA

Katrina Nicole Bogans
Notary Public

STATE OF Georgia
COUNTY OF Dougherty

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette M. Pope-Ozimba, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2020.

Commission expires: KATRINA NICOLE BOGANS NOTARY PUBLIC COMMISSION EXPIRES SEPTEMBER 15, 2024 TERRELL COUNTY, GEORGIA

Katrina Nicole Bogans
Notary Public

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 my hand this 28 day of October, 2020

MIA A. OZIMBA

JEANETTE M. POPE-OZIMBA

MANASSEH MBUYA

STATE OF Maryland
COUNTY OF Prince Georges

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mia A. Ozimba, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of October, 2020.

Commission expires: 9/24/23

KENNETH P. DARBY NOTARY PUBLIC PRINCE GEORGES CO. MD

Notary Public

STATE OF Maryland
COUNTY OF Prince Georges

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Manasseh Mbuya, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 28 day of October, 2020.

Commission expires: 9/24/23

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette M. Pope-Ozimba, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 20____.

Commission expires: 9/24/23

Notary Public