WARRANTY DEED

Karen Johnson Davidson County
Batch# 508705 DEEDWARR
11/04/2020 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20201104-0129066

File No. DH0007703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/22/22

(AFFIX SEAL)

FRANCES WYMONETT ROSE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-22-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olaide Ajayi and Bukunola Olabisi Ajayi	Truist Bank	
(NAME)	(NAME)	
929 South St	901 Semmes Ave	105-02-0-476.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37203	Richmond VA 23224	
(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, I, **Susan J. Mallett-Rodgers, Trustee of the Susan J. Mallett-Rodgers Trust, established October 04, 1995,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olaide Ajayi and Bukunola Olabisi Ajayi, a married couple,** HEREINAFTER CALLED THE GRANTEE, 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. 28 on the Plan of Edgehill, Section 100, as of Record in Book 4860, Page 25, Register' s Office for Davidson County, Tenn. Said Lot No. 28 fronts 55.5 feet on the Southerly margin of South Street and extends back between parallel lines 110 feet to a dead line rear measuring 55.5 feet thereon.

Being the same property conveyed to Susan J. Mallett-Rodgers, Trustee of the Susan J. Mallett-Rodgers Trust, established October 04, 1995 by Quitclaim deed from Province Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161018-0110146 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 18, 2016.

Being also known as 929 South St., Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 929 South St, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of October, 2020.

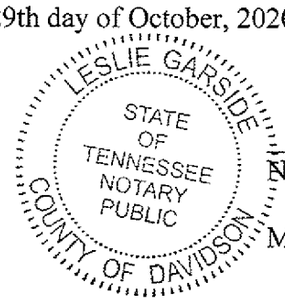
Susan J Mallett Rodgers TTEE

Susan J. Mallett-Rodgers, Trustee
of the Susan J. Mallett-Rodgers
Trust, established October 04, 1995

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 Susan J. Mallett-Rodgers, Trustee of the Susan J. Mallett-Rodgers Trust, established October 04, 1995, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of October, 2020.



Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021