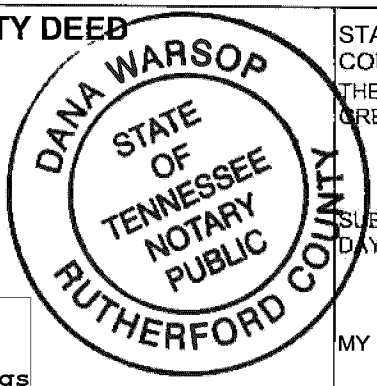
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/27/2021

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 564506 DEEDWARR
01/29/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210129-0013500

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kingsley Ogonna Oraedu	CMG Mortgage, Inc. dba CMG Financial	
(NAME) 735 Tulip Grove Road, Unit 120	(NAME) 3160 Crow Canyon Road, Ste. 400	075120F01100CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Debra K. Fitts, an unmarried woman and June P. Classen, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kingsley Ogonna Oraedu and Ijeoma Linda Oraedu, husband and wife**, hereinafter called the GRANTEE(S), their 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 No. 120, also known as Parcel 11, on the plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200505250059119, as amended in Instrument 200801030000699 and Instrument 201205210043906, all in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more particular description of said Unit.

Being the same property conveyed to Debra K. Fritts, an unmarried woman and June P. Classen, an unmarried woman by Warranty Deed from Mike Arnone, a married man and wife, Ana G. Arnone, dated 09/19/2014 and recorded 09/23/2014, of record in Instrument 201409230087295, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200505170055768, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200505250059119, and amended Instrument 200801030000699, Instrument 201205210043906, in the Register's Office for Davidson County, Tennessee. All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200406090068086, in the Register's Office for Davidson County, Tennessee. Agreement of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 1069863
Warranty Deed TN

unimproved ☐

This is improved ☒ 735 Tulip Grove Road, Unit 120, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of January, 2021.

Debra K. Fitts

June P. Classen by Debra K. Fritts her atty in fact Date: 1-27-21

June P. Classen by Debra K. Fritts her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra K. Fitts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of January, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

On this 27th day of January, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Debra K. Fritts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of June P. Classen, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instument No.: _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27th day of January, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1069863
Warranty Deed TN

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY