Karen Johnson Davidson County
Batch# 566271 DEEDWARR
02/03/2021 07:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20210203-0015184

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$290,000.00**

Affiant

Subscribed and sworn to before me, this **29th** day of **January, 2021**.

Notary Public
My commission expires: _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ruben Rodriguez **Jaqueline Garcia**	**Tower Community Bank Mortgage**	**135140A17600CO**
909 Blue Mountain Lane	**7271 Nolensville Road**	
Antioch, TN 37013	**Nolensville, TN 37135**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Chika U. Iwueke, married and I. Chidinma Iwueke, unmarried and E. Chinedu Iwueke, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruben Rodriguez and Jaqueline Garcia, husband and wife

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:

Being Lot No. 176, on the plan of Pinnacle Point Subdivision, Phase IV, of record in Plat Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to U. Chicka Iwueke, I. Chidinma Iwueke and E. Chinedu Iwueke from Akunna C. Iwueke, a single person by Quitclaim Deed dated 12/11/20 and recorded in Instrument No. 20201221-0151582 in the Register's Office of Davidson County, Tennessee. The said U. Chicka Iwueke is correctly known as Chicka U. Iwueke.

Being the same property conveyed to Akunna C. Iwueke and husband, Christopher C. Iwueke from Ronald Keith Akers and wife, Lisa Gaye Akers by Warranty Deed dated 06/28/96 and recorded in Book 10108, Page 306, in the Register's Office of Davidson County, Tennessee. The said Christopher C. Iwueke having since passed away on July 14, 2018, leaving Akunna C. Iwueke as surviving tenant by the entirety.

Keisha Iwueke, spouse of Chika U. Iwueke, joins in this conveyance to convey any and all interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **909 Blue Mountain Lane, Antioch, TN 37013**.

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 in 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/our hand(s) this **29th** day of **January, 2021.**

Chika U. Iwueke by E. Chinedu Iwueke atty in fact

Chika U. Iwueke by E. Chinedu Iwueke, as Attorney In Fact

I. Chidinma Iwueke by E. Chinedu Iwueke atty in Fact

I. Chidinma Iwueke by E. Chinedu Iwueke, as Attorney In Fact

E. Chinedu Iwueke

E. Chinedu Iwueke

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **E. Chinedu Iwueke,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **January, 2021.**

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby certify, that on this **11th** day of **January, 2021**, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **E. Chinedu Iwueke** to me known to be the person who executed the foregoing instrument in behalf of **Chika U. Iwueke** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **Chika U. Iwueke**.

Witness my hand, at office, this **29th** day of **January, 2021.**

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby certify, that on this **11th** day of **January, 2021**, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **E. Chinedu Iwueke** to me known to be the person who executed the foregoing instrument in behalf of **I. Chidinma Iwueke** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **I. Chidinma Iwueke**.

Witness my hand, at office, this **29th** day of **January, 2021.**

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

HE2020-0357

Witness my/our hand(s) this 20th day of **January, 2021.**

Keisha Iwueke

Keisha Iwueke

STATE OF TENNESSEE)

COUNTY OF Shelby)

Personally appeared before me a Notary Public of said County and State, **Keisha Iwueke,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of **January, 2021.**

Bryant Stratton

Notary Public

My Commission Expires: 03/02/2024

BRYANT STRATTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 02, 2024

HE2020-0357

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license 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.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024