WARRANTY DEED

Karen Johnson Davidson County
Batch# 578783 DEEDWARR
02/25/2021 11:28:30 AM 2 pgs
Fees: $13.00 Taxes: $832.13
20210225-0023903

G-FC-21-484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022 (AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kweli Jinaki Webster	Centejas Investments, LLC	
(NAME)	(NAME)	
3840 Park Royal Lane	200 Bartlett Ste 106	**150-01-0-037.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	El Paso TX 79912	
(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 consideration, the receipt of which is hereby acknowledged, **NICHOLAS M. BIBBINGS AND LEISA BIBBINGS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KWELI JINAKI WEBSTER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 169 on the plan of Section One, Edge-o-Lake Estates, of record in Book 3600, page 43, and amended in Book 3818, Page 494 Register's Office for Davidson County, Tennessee. Said Lot No. 169 fronts 88 feet on the southeasterly margin of Rural Hill Road and extends back 174.93 feet on the northeasterly line and 172.75 feet on the southeasterly line to a dead line in the rear, measuring 72.63 feet thereon.

Being the same property conveyed to Nicholas M. Bibbings, a married man by Special Warranty deed from Ellington Credit Fund 1 (USA), Inc of record in Instrument No. 20080911-0093133 Register's Office for Davidson County, Tennessee, dated May 12, 2008 and recorded on September 11, 2008.

This conveyance is subject to:
- Taxes for the year 2021 and subsquent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 43, amended in Book 3818, Page 494, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3679, Page 279, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **484 Rural Hill Road, Nashville, Tennessee 37217**.

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), their heirs and 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), 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 the 17th DAY OF FEBRUARY, 2021.

Nicholas M. Bibbings

Leisa Bibbings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of February, 2021.

Notary Public
My Commission Expires: 9/7/2021
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of February, 2021.

Notary Public
My Commission Expires: 9/7/2021
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY