This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10720-SM

Karen Johnson Davidson County
Batch# 581092 DEEDWARR
03/02/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210302-0025982

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Lauren Weber
Affiant

Subscribed and sworn to before me, this the 25th day of February, 2021.

Notary Public
My Commission Expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Percy V. Fyle and Emelda S. Fyle 1212 Curran Court Nashville, TN	FirstBank 318 Seaboard Lane Suite 205 Franklin, TN 37067	150-09-0A-127.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joseph E. Ikhalia and Aminnat Abdullai, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Percy V. Fyle and Emelda S. Fyle, 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:

Land in Davidson County, Tennessee, being Lot No. 281 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joeseph E. Ikhalia and Aminnat Abdullai, Husband and Wife, by Quitclaim Deed from Joseph E. Ikhalia, of record in Instrument No. 20200915-0105119, Register's Office for Davidson County, Tennessee, dated September 14, 2020 and recorded on September 15, 2020; and further being the same property conveyed to Joseph E. Ikhalia, a single man, by Warranty Deed from Cecilia Ehimura, unmarried, of record in Instrument No. 20180803-0076470, said Register's Office, dated July 31, 2018 and recorded on August 3, 2018.

This is ☒ improved or ☐ unimproved property located at: **1212 Curran Court, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2021.

GRANTOR:

Joseph E. Ikhalia

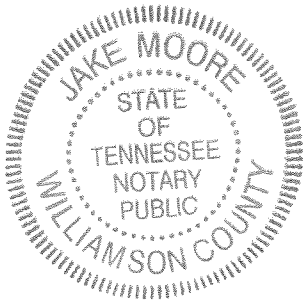
Aminnat Abdullai

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph E. Ikhalia and Aminnat Abdullai, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2021.

Notary Public
My Commission expires: 9-24-22



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

