Karen Johnson Davidson County
Batch# 581302 DEEDWARR
03/02/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $899.10
20210302-0026268

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10753-SM

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $243,000.00.

Affiant

Subscribed and sworn to before me, this the 26th 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)
Rebecca Okpere 3712 Rutherford Court Inglewood, CA 90305	FirstBank 318 Seaboard Lane Suite 205 Franklin, TN 37067	164-10-0B-006.00-CO

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lisa Thedford n/k/a Lisa Horton, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Okpere, an unmarried woman**, hereinafter called the Grantee, her 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 Unit No. 1200 on the Plan of Summer Glen Townhomes, A Townhome Planned Unit Development, a Horizontal Property Regime With Private Elements of record as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20180116-0004525, 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 Lisa Thedford, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20190111-0003084, Register's Office for Davidson County, Tennessee, dated January 10, 2019 and recorded on January 11, 2019.

Lisa Thedford being one and the same person and is now known as Lisa Horton.

This is ☒ improved or ☐ unimproved property located at: **4330 Summercrest Boulevard, 1200, 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 Grantor paying her prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 26th day of February, 2021.

GRANTOR:

Lisa Thedford n/k/a Lisa Horton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa Thedford n/k/a Lisa Horton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of February, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202103020026268

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM