Karen Johnson Davidson County
Batch# 609250 DEEDWARR
04/07/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,105.93
20210407-0045761

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st **DAY OF** March **, 2021.**

Notary Public

MY COMMISSION EXPIRES: ~~SEPTEMBER 21, 2021~~ April 16, 2022
(AFFIX SEAL)

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-01292

Address of New Owner:	Send Tax Bills to:	Tax Information:
Favour Ogungua Aliugo and Tomcallis A. Aliugo, wife and husband 1204 Orchard Mountain Court Antioch, TN 37013	New Owner	135-14-0-A-056.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Olayinka Victoria Areola, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Favour Ogungua Aliugo and Tomcallis A. Aliugo, wife and husband**, hereinafter called the Grantees, their successors 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. 56, on the plan of Phase Two, Pinnacle Point Subdivision, as shown by plat of record in Book 6900, Page 140, 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 Olayinka Victoria Areola, a single person by deed from Truc Cong Le, a married man, dated July 18, 2016, recorded July 26, 2016, of record in Instrument No. 20160725-0076000, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1204 Orchard Mountain Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31ST day of March, 2021

Olayinka Victoria Areola

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, W. Brad Lehman, a Notary Public for the State of Williamson and State of Tennessee, do hereby certify that Olayinka Victoria Areola, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31ST of March, 2021.

Notary Public

My Commission Expires: September 21, 2024

(SEAL)

W. Brad Lehman
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Lacey Chumley, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Lacey Chumley 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: 4/16/2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022