Karen Johnson Davidson County
Batch# 612737 DEEDWARR
04/12/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210412-0048170

WARRANTY DEED
File No.: 2021-0099

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/11/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Olft Khaled Abugumiza	SWBC Mortgage Corp.	150 4 147.00
4101 Philhall Pkwy	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Jesse J. Grathoff and Holly Palmer n/k/a Holly Grathoff, husband and wife** has this day bargained and sold and does hereby transfer and convey unto, **Olft Khaled Abugumiza, a married woman** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot 645 on the Plan of Revised Phase III Kensington of Priest Lake, of record in Plat Book 6900, page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse J. Grathoff and Holly Palmer n/k/a Holly Grathoff, husband and wife, by Warranty Deed from Gary Duane Clark and wife, Lynn Clark of record in Instrument No.20160106-0001293, Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 6, 2016.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4101 Philhall Pkwy., 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 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. 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 our hands this 30th day of March, 2021.

Jesse J. Grathoff

Holly Grathoff

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, Patricia A. Miller, a Notary Public for the County of and State of Tennessee, do hereby certify that Jesse J. Grathoff and Holly Grathoff personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of March, 2021.

Patricia A. Miller
Notary Public

My Commission Expires: 05/23/2023

(SEAL)

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

