Name and Address of New Owner:
Abigail Gray and Kimberly Gray
704 Vernon Avenue
Nashville TN 37209

Send Tax Bills To:
~~New Owners~~ JNH
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 612867 DEEDWARR
04/12/2021 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20210412-0048318

Map & Parcel No: 091-05-0C-704.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nnamdi Ojiba and Ekene Ojiba, husband and wife**, "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abigail Gray, an unmarried woman and Kimberly Gray, a married woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 704 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument N0. 20061024—0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024—0131877 for a more complete identification and description of said units.

Being the same property conveyed to Nnamdi Ojiba and Ekene Ojiba, husband and wife by Deed dated June 28, 2013 from Elizabeth A. West, unmarried, recorded July 11, 2013, in Instrument Number 20130711-0071774, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 9th day of April, 2021.

Nnamdi (SEAL)
Nnamdi P. Ojiba

Ekene Ojiba (SEAL)
Ekene F. Ojiba

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of April, 2021, before me personally appeared Nnamdi P. Ojiba and Ekene F. Ojiba, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of April, 2021.

JULIE CRAIG NOTARY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires: 6-M-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

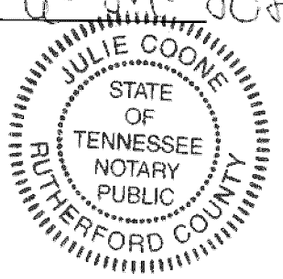
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

202104120048318

(Affiant)

Sworn to and subscribed before me this
9th day of April, 2021.

Notary Public
My commission expires: 4-24-2023
File No. 2021-171



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022