WARRANTY DEED

Karen Johnson Davidson County
Batch# 623784 DEEDWARR
04/28/2021 09:22:02 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210428-0056461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/20/2023
(AFFIX SEAL)

CASSIE PULLEY
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2023

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0231

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chernae Ronek Saka and Emmanuel Kwadwo Saks	Mmu Point Financial	Map: 064080A06300CO
(NAME) 2087 Remington Park Rd.	(NAME) 9 Entin Rd. Ste 200	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Parsippany, NJ 07054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KENNETH WALLACE, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHERNAE RONEK SAKA AND EMMANUEL KWADWO SAKS, WIFE AND HUSBAND,

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 all of Lot No. 102, on the Plan of Section Two, Merritt Downs, R10 Cluster Lot Subdivision, of record in Plat Instrument No 20030904-0128443, 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 Kenneth Wallace, a single man, by deed from Michael Loren Bednarcyk, an unmarried man, of record in Instrument No. 20180125-0007818, dated January 11, 2018, Register's Office for said County.

This conveyance is made subject tc: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20030904-0128443, said Register's Office; (3) Easement to Cumberland Utility District of record in Book 4910, Page 838, said Register's Office; (4) Easement of record in Book 5699, Page 535, said Register's Office; (5) Sewer Easement of record in Instrument 20001208-0121300, said Register's Office; (6) Charter for Homeowner's Association of record in Instrument 20010608-0060785 and Instrument 20011127-0129417, said Register's Office; (7) Deed for open space to HOA of record in Instrument 20040407-0039569, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20010604-0057881; Instrument 20010702-0069864; Instrument 20040330-0035673; Instrument 20010608-0060786, said Register's Office.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

unimproved ☐
This is improved ☒ property, known as 2087 Remington Park Rd., Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of April, 2021.

Kenneth Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of April, 2021.

My Commission Expires: 5.2.25

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY