NEW OWNER:
Mathew Bagunu
800 Westchester Drive
Nashville, TN 37115

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-142

MAP & PARCEL
042-09-0-051.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 626994 DEEDWARR
04/30/2021 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,363.45
20210430-0058358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($368,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SOS, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Mathew Bagunu, a single man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section Two, Kemper Heights of record in Plat Book 2331, Page 104, 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 SOS, LLC, a Tennessee Limited Liability Company by Warranty deed from John S. Blackwell of record in Instrument No. 20190313-0023053 Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 13, 2019. (Value of consideration shown in aforementioned deed $205,000.00.) Being also known as 800 Westchester Drive Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of April, 2021.

SOS, LLC, a Tennessee Limited Liability Company

By: _____

William Wayne Boykin, Mr, Owner chief manager

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SOS, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2021.

_____

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **368,500.00**.

Mathew Burgess

AFFIANT

Sworn to and subscribed to before me this 29 day of April, 2021.

NOTARY PUBLIC

My commission expires: 1-6-25

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed

Signature

State of Tennessee
County of Davidson

Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee D Page

Notary Signature

My Commission Expires: 11/08/2022