This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11541-RR

Karen Johnson Davidson County
Batch# 633898 DEEDWARR
05/12/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210512-0063689

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11541-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of April, 2021.

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Moke Matafwali and Kizyala Kasampilo 1060 Blue Mountain Lane Antioch, TN 37013	Castle&Cooke Mortgage, LLC 13751 South Wadsworth Park Drive Suite 101 Draper, UT 84020-7947	135-14-0A-210.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Itchimboelo Ngabwe and Francoise Mashimango, Husband and Wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kizyala Kasampilo, unmarried woman and Moke Matafwali, unmarried man as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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 Lot No. 210 on the Plan of Final Plat, Pinnacle Point Subdivision, Phase Five of record in Book 8250, Page 842, as amended in Book 10890, Page 215, Book 10900, Page 400 and Book 11408, Page 966, 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 Itchimboelo Ngabwe and Francoise Mashimango, husband and wife by Warranty deed from Karl L. Greene, unmarried of record in Instrument No. 20181106-0109976 Register's Office for Davidson County, Tennessee, dated November 02, 2018 and recorded on November 06, 2018.

This is improved property located at: **1060 Blue Mountain Lane, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 th day of April, 2021.

GRANTOR:

Itchimboelo Ngabwe

Francoise Mashimango

STATE OF NEVADA
COUNTY OF Clark

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Itchimboelo Ngabwe and Francoise Mashimango, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

D.V. BRADLEY
Notary Public State of Nevada
No. 12-8819-1
My Appt. Exp. July 9, 2021

Notary Public
My Commission expires: 7/9/2024

202105120063689

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

