Karen Johnson Davidson County
Batch# 635123 DEEDWARR
05/13/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20210513-0064625

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11734-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $360,000.00

Affiant

Subscribed and sworn before me this the 10th day of May, 2021

Notary Public
My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
Justin Nyagahavu
2933 Lera Jones Drive
Antioch, TN 37013

Send Tax Bill to:
New owner

Tax Information:
150-06-0 17[illegible]

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMBER PEARSON-SIMS AND BRANDON D. SIMS, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JUSTIN NYAGAHAVU AND JOLLIE NYASAGAMBA, husband and wife, AND ISAAC BISIMBA, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Revised West Lake Subdivision of record in Plat Book 6250, Page 785, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amber Pearson-Sims and Brandon D. Sims, wife and husband, as tenants by the entirety, by deed dated 06/04/2016, from Amber Pearson-Sims formerly known as Amber Pearson, a married woman, of record in Instrument No. 20160613-0059343, Register's Office for said County.

Also being the same property conveyed to Amber Pearson, by deed dated 08/29/2014, from R.J. York Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140909-0082361, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2933 Lera Jones Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 10th day of May, 2021.

Amber Pearson-Sims

Brandon D. Sims

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amber Pearson-Sims and Brandon D. Sims,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2021.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

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

