Karen Johnson Davidson County
Batch# 648971 DEEDWARR
06/03/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20210603-0074495

WHEN RECORDED, RETURN TO:
Momentum Title, LLC
131 Saundersville Road #130
Hendersonville, TN 37075
6-12080-RL

WARRANTY DEED

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Thammakane Sandra Thammakane	Anna Thammakane Sandra Thammakane	15001003700
(NAME) 484 RURAL HILL ROAD	(NAME) 484 RURAL HILL ROAD	
(ADDRESS) NASHVILLE, TN 37217	(ADDRESS) NASHVILLE, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kweli Jinaki Webster, single,** HEREINAFTER CALLED THE GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Thammakane, a single person, and Sandra Thammakane, a single person, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, HE/SHE 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. 169 on the plan of Section One, Edge-O-Lake Estates, of record in Book 3600, Page 43, and amended in Book 3818, Page 494, Register's Office for Davidson County, Tennessee. Said Lot No. 169 fronts 88 feet on the southeasterly margin of Rural Hill Road and extends back 174.93 feet on the northeasterly line and 172.75 feet on the southeasterly line to a dead line in the rear, measuring 72.63 feet thereon.

Being the same property conveyed to Kweli Jinaki Webster, a single person, by virtue of that certain Warranty Deed dated February 17, 2021, and being of record at Instrument No. 20210225-0023903 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Nicholas M. Bibbings, a married man, by virtue of Special Warranty Deed dated May 12, 2008 at Instrument No. 20080911-0093133 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at all matters of record in Plat Book 3600, Page 43 and amended in Plat Book 3818, Page 494, Deed Restrictions recorded at Book 3679, Page 279, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 484 Rural Hill Rd. Nashville, TN 37217
(House Number) (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 my hand this 28 day of May, 2021.

Kweli Jinaki Webster

Kweli Jinaki Webster

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kweli Jinaki Webster** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of May, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 01/06/2025
DAVIDSON COUNTY

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

