This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 659452 DEEDWARR
06/18/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20210618-0082303

L&L#9877-25

ADDRESS NEW OWNER:
Maureen Idoye
2172 Christina Ct
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Southern Bank of Tennessee
675 N Mt Juliet Rd
Mt. Juliet, TN 37122

Parcel ID:
087-01-0B-025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick Idoye, a widower,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Maureen Idoye and Emeka Patrick Idoye, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Revised Plat for Monticello, a Cluster Lot Development of record in Plat at Instrument No. 20060417-0043313, 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 Patrick Idoye by Deed dated January 2, 2019 from Eric G. Rodriguez, of record in Instrument Number 20190107-0001396, Register's Office for Davidson County, Tennessee.

This is improved property known as 2172 Christina Ct, Hermitage, TN 37076. Possession is to be given on June 16, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his 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.

WITNESS my hand this the 16th day of June, 2021.

Patrick Idoye

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patrick Idoye, a widower,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of June, 2021.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/21/25

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$328,000.00**.

Maureen Idoye
AFFIANT

Subscribed and sworn to before me on this 16th day of June, 2021.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/21/25

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 12.2.23