Karen Johnson Davidson County
Batch# 680671 DEEDWARR
07/21/2021 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,076.70
20210721-0097732

Prepared By:	Returned to: BROKER TITLE & ESCROW, LLC 1404 17TH AVE. SOUTH NASHVILLE, TN 37212	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Paul Niyibizi and Francine Nahimana 3620 Seasons Drive Antioch, TN 37013

Order Number: 101*-10282754

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Stefanie Edwards, a single woman**, for Two Hundred Ninety-One Thousand Dollars and 00/100 ($291,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Paul Niyibizi, and Francine Nahimana, a(n)** husband & wife, whose address is 3620 Seasons Drive, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 616 on the Plan of Somerset, Phase V-A of record in Plat Book 7900, Page 399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 150-12-0A-097.00-CO
Street address of property: 3620 Seasons Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 201709140094056 in the Recorder's Office, Davidson County, Tennessee.

Signed this 25 day of January, 2021.

Signature of Grantor:

Stefanie Edward

STATE OF Wisconsin, COUNTY OF Oneida, SS:

BE IT REMEMBERED That on this 25 day of January, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Stefanie Edward, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires: 4-8-2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

D SMITH
NOTARY PUBLIC
STATE OF WISCONSIN

County Parcel number: 150-12-0A-097.00-CO
Street address of property: 3620 Seasons Drive, Antioch, TN 37013

Oath of Consideration

I or we, Stefanie Edwards, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $291,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 25 day of January, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 25 day of Jan, 2021.

Notary Public

D SMITH
NOTARY PUBLIC
STATE OF WISCONSIN

My Commission Expires: 4-8-2022

202107210097732

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/25/21 (date of document).

Connie Taylor
Affiant Signature

1/25/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of January, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

