

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $470,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of July, 2021.

NOTARY PUBLIC

My commission expires: 01/25/2025

Karen Johnson Davidson County
Batch# 686879 DEEDWARR
07/30/2021 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210730-0102714

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mary Chikwinya (NAME)	Mary Chikwinya (NAME)	097-02-0A-583.00 CO
2132 Hickory Brook Drive (ADDRESS)	2132 Hickory Brook Dr (ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	

Warranty Deed

For and in Consideration of the sum of $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 **Jeffrey Edwin Lucas and Valentina Lucas, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mary Chikwinya**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 583, as shown on the map entitled Villages of Riverwood Section One Phase 5A, of record in Instrument No. 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFFREY EDWIN LUCAS AND VALENTINA LUCAS, HUSBAND AND WIFE, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST IN BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20170301-0020324, dated February 27, 2017, said Register's Office.

This property is __unimproved _x_improved property known as: 2132 Hickory Brook Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of July, 2021.

Jeffrey Edwin Lucas

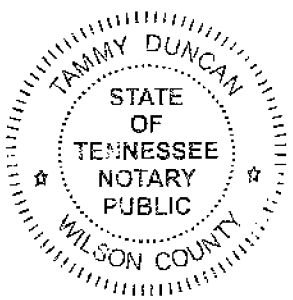
Valentina Lucas

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Edwin Lucas and Valentina Lucas, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2021.

Notary Public
My Commission Expires: 4/22/23



I, Kristen Patrick do herby 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/28/2021 (date of document).

Affiant Signature

7/28/2021

Date

State of TN

County of Dickson



Sworn to and subscribed before me this 28 day of July 2021

2___. Whitney Hall Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)