Karen Johnson Davidson County
Batch# 695606 DEEDWARR
08/11/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210811-0108550

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Leonard Mukuhi
Affiant

Subscribed and sworn to before me, this 6th day of August 2021.

Notary Public

My commission expires:
5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leonard Ngugi Mukuhi	**Leonard Ngugi Mukuhi**	**04103001800**
4100 Cecil Court	**4100 Cecil Court**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Dale Family Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonard Ngugi Mukuhi, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 more particularly described as follows:

Being Lot No. 122, in Dalemere Subdivision, Section 6, beginning at a point in the Northwesterly margin of Dalemere Drive; thence 270 feet in a Northwesterly direction along the common boundary between Lot No. 122 and Lot No. 127 to a point; thence 154.22 feet in in a Northeasterly direction along the common boundary between Lot No. 122 and Lot No. 129 to a point in the Westerly margin of Cecil Court; thence 210.24 feet in a Southeasterly direction around a corner to a point in the Northwesterly margin of Dalemere Drive; thence 161.50 feet in a Southwesterly direction along said margin to the point of beginning.

Being the same property conveyed to Dale Family Properties, LLC, by Quitclaim Deed from Betty S. Dowdle and Robert Dowdle, dated August 29, 2018, of record in Instrument No. 20180827-0084702, Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Robert L. Dowdle and Betty S. Maples, by Installment Deed from Oliver H. Dale, a widower, dated October 7, 2010, of record in Instrument No. 20101008-0081046, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.
This is improved (_X_) unimproved (_____) property known as 4100 Cecil Court, Nashville, TN 37207.

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 in 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.

Dale Family Properties, LLC

Diane Dale Harrison Date: 8/6/21

By: Diane Dale Harrison, member

Dale Family Properties, LLC

Deborah Dale Carter Date: 8/6/21

By: Deborah Dale Carter, member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Diane Dale Harrison with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged she is a member of Dale Family Properties, LLC and that as such member, she is authorized by Dale Family Properties, LLC to execute this instrument on its behalf. Witness my hand this 6th day of August 2021.

Notary Public

My commission expires: 9/2/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Deborah Dale Carter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is a member of Dale Family Properties, LLC and that as much member, she is authorized by Dale Family Properties, LLC to execute this instrument on its behalf. Witness my hand this 6th day of August 2021.

Notary Public

My commission expires: 9/2/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 0-12652-RL

Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am 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 August 6, 2021.

Katherine B. Smith
Affiant Signature

8/6/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 6, 2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY