WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13652-RR

Name and Address of New Owner:
Faila Mlasi and Ekyoci Ebengo Rajabu
140 Brian Circle
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 715711 DEEDWARR
09/14/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210914-0123404

Send Tax Bills To:
Castle & Cooke Mortgage, LLC
13751 South Wadsworth Park Drive, Suite 101
Draper, UT, 84020-7947

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 173-04-0A-020.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Dennis Allen and wife, Deborah Jean Allen**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ekyoci Ebengo Rajabu and Faila Mlasi, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Subdivision for Phase 1 of Oak Highlands, of record in Plat Book 6900, Pages 432 through 435, inclusive, 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 James Dennis Allen and wife, Deborah Jean Allen by Warranty Deed from Ronald L. Step and wife, Rebecca A. Stepp, of record in Book 8768, page 51, Register's Office for Davidson County, Tennessee, dated October 26, 1992 and recorded on October 28, 1992. (Value or consideration shown in aforementioned deed $111,000.00.)

Being also known as 140 Brian Circle, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of September, 2021.

James Dennis Allen (SEAL)

James Dennis Allen

Deborah Jean Allen (SEAL)

Deborah Jean Allen

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Dennis Allen and Deborah Jean Allen, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of September, 2021.

Zahra Daniels
ID NUMBER
132602432
COMMISSION EXPIRES
August 3, 2024

Notary Public
My commission expires: 08/03/2024

Notarized online using audio-video communication

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of September, 2021.

Notary Public
My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2021-1805



202109140123404

## Certificate of Authenticity

I, Cassidy Lewallen, 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 9.10.21.

Affiant Signature — Date: 9.10.21

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of September, 2021..

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

