INSTRUMENT PREPARED BY:

SINACHI LLC

408 CLEARWATER DR

NASHVILLE, TN 37217-4010

Karen Johnson Davidson County
Batch# 727097 DEEDWARR
09/29/2021 04:01:33 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20210929-0131304

SEND TAX BILLS TO:

Catherine Chokuba Azum

408 Clearwater Drive

Nashville, TN 37217-4010

PART OF :

MAP & PARCEL NO.:

150-01-0-380.00

WARRANTY DEED

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, SENACHI LLC, ("Grantor") hereinafter called the Grantor, does hereby bargain, sell, convey and confirm unto Catherine Chokuba Azum, her heirs, successors and assigns, hereinafter called the Grantee, the following tract or parcel of land in Davidson County, Tennessee and described as follows:

Being Lot No. 44 of Edge O Lake Estates, Section 21, as shown on plat of record in Plat Book 5200, Page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Sinachi LLC, by Quitclaim Deed from Emmanuel Chokuba, dated February 15, 2019, of record in Instrument Number 20190220-0015537 , Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown ass of record in Davidson County, Tennessee, Register of Deeds Office.

Taxes and assessments for the year 2021 and all matters as shown on the plan of record in Plat Book 5200, Page 577, Register's Office for Davidson County, Tennessee.

IMPROVED PROPERTY KNOWN AS: 408 Clearwater Drive, Nashville, TN 37217-4010

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee ssimplee foreveer. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, aand that the title quiet possession thereto they will

warrant and forever defend against the lawful claims of all persons.

Wherever used, the singluar number shall include the plural, the plural the singularr, and the use of any gender shall be applicable to alll genders.

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed on this 18th day of August 2021.

Sinachi LLC, LLC

Cordelia Nwozo

BY: Cordelia Nwozo, Authorized Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Cordelia Nwozo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized member (or other officer authorized to execute the instrument) Sinachi LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at Nashville, Tennessee, this 18th day of August, 2021.

Julie Coone

My Commission Expires: 6/27/2023

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ $250,000.00

Cordelia Nwozo

AFFIANT

Subscribed and sworn to before me this 18th day of August, 2021.

Julie Coone

My Commission Expires: 6/27/2023

NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY