WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13639-RR

Karen Johnson Davidson County
Batch# 731142 DEEDWARR
10/06/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20211006-0134545

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2021.

Notary Public

My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Chantal Mukamana and Byiringiro Niyomugabo	SAME AS OWNER	148-08-0-077.00
849 Oakwood Terrace Dr.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Luis A. Gamboa and Maria Carlina Berrio Medina, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Chantal Mukamana, a unmarried woman and Byiringiro Niyomugabo, an unmarried man as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section One, Oakwood Terrace of record in Plat Book 4460, Page (s) 54 and 55, as amended in Plat Book 5662, Page 81, 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 Luis A. Gamboa by Quitclaim deed from Carmen R. Ramos of record in Instrument No. 20130820-0087684 Register's Office for Davidson County, Tennessee, dated August 19, 2013 and recorded on August 20, 2013; Maria Carlina Berrio Medina, wife of Luis A Gamboa, does hereby join in the conveyance to convey any interest, particularly any martial interest she may have in the subject property.

This is improved property known as **849 Oakwood Terrace Dr., Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of October, 2021.

Luis A. Gamboa

Maria Carlina Berrio Medina

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Luis A. Gamboa and Maria Carlina Berrio Medina, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of October, 2021.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

LTC File No. 21-000277-529

SP 11/2015

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 10-4-21.

Affiant Signature

10-5-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of October, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

