Karen Johnson Davidson County
Batch# 763358 DEEDWARR
11/30/2021 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20211130-0157958

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14769-RR

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2021.

Notary Public
My Commission Expires: 10/16/22

SAMANTHA KILGOUR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Kahindo Kasiviholya and Celine Elongo 5221 Ridgefalls Way Antioch, TN 37013	Pinnacle Bank 150 3rd Av. So, Ste 1000 Nashville, TN 37201	173 04 0A 226.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Larry D. Burton and Kay E. Burton, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joseph Kahindo Kasiviholya and Celine Elongo, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 226 on the Plan of Phase Two Oak Highlands, A Planned Unit Development, of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete accurate description of said lot. Subject to all Easements, Reservations, Covenants, Conditions, Agreements of record if any.

Being the same property conveyed to Larry D. Burton and wife, Kay E. Burton, by Quitclaim Deed from Larry D. Burton and wife, Kay E. Burton and Julie K. Burton, an unmarried person of record in Instrument No. 20200520-0052261 in the Register's Office of Davidson County, Tennessee, Dated May 12, 2020 and recorded on May 20, 2020.

Being the same property conveyed to Larry D. Burton and Kay E. Burton, Husband and Wife, by Quitclaim Deed from Larry D. Burton and wife, Kay E. Burton and Julie K. Burton, an unmarried person of record in Instrument No. 20040414-0042026 in the Register's Office of Davidson County, Tennessee, Dated April 06, 2004 and recorded on April 14, 2004.

Being the same property conveyed to Larry D. Burton and wife, Kay E. Burton and Julie K. Burton, an unmarried person by Warranty Deed from Yazdian Construction, Inc., of record in Instrument No. 20010720-0077097 in the Register's Office of Davidson County, Tennessee, Dated July 06, 2021 and recorded on July 20, 2001.

This is improved property located at: **5221 Ridgefalls Way, Antioch, TN 37013**

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 is 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. Whenever 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, Grantor has executed this instrument on this 22nd day of November, 2021.

GRANTOR:

Larry D Burton

Larry D. Burton

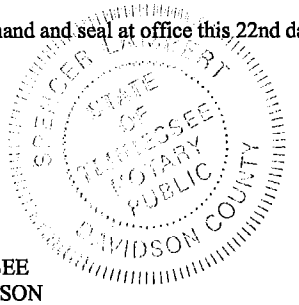
Kay E Burton Attorney in Fact

Kay E. Burton by Larry Burton, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry D. Burton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2021.

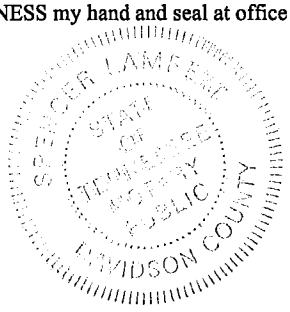


Notary Public
My Commission expires: 11/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Burton, the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Kay E. Burton ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 22nd day of November, 2021.



Notary Public
My Commission expires: 11/6/24

EXHIBIT "A"
TO Warranty Deed
From: Larry D. Burton and Kay E. Burton
To: Joseph Kahindo Kasiviholya and Celine Elongo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

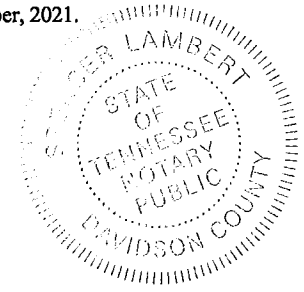
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Larry D Burton
Affiant

WITNESS my hand and seal at office this 22nd day of November, 2021.

Notary Public
My Commission Expires: 11/6/22



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/22/21 (date of document).

Affiant Signature

11/23/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

NOTARY'S SEAL