Karen Johnson Davidson County
Batch# 773067 DEEDWARR
12/13/2021 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20211213-0164691

WARRANTY DEED

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-16-2022

File #21-0804-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-16-2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fiifi Appiah and Ida Tanoe Aka	New Owner	
(NAME)	(NAME)	**180-03-0A-086.00-CO**
804 Holt Grove Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDOLPH TJAHJONO, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIIFI APPIAH AND IDA TANOE AKA, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 63 on the Plan of Stone Creek Park, Section 2B, R20 Residential P.U.D of record in Plat Book 9700, Page (s)793 and 794, 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 Randolph H. Tjahjono and Emily J. Tjahjono by Warranty deed from Matthew C. Tidwell of record in Instrument No. 20130503-0045066 Register's Office for Davidson County, Tennessee, dated May 2, 2013 and recorded on May 3, 2013.

Being the same property conveyed to Randolph Tjahjono, a single Individual by Quitclaim deed from Emily Tjahjono, a single Individual of record in Instrument No. 20200702-0072066 Register's Office for Davidson County, Tennessee, dated July 01, 2020 and recorded on July 02, 2020.

This conveyance is subject to:
* Taxes for the year 2021, a lien due and payable, but not delinquent.
*All matters shown on the PUD Boundary of record in Book 9700, page 266, said Register's Office.
*Subject to all matters shown on the Plan of record in Plat Book 9700, Page 793 and 794, Register's Office for Davidson County, Tennessee.
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, Book 10953, page 804, amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, and Charter of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
*Easement of record in Book 6218, Page 199, Book 10316, page 607 and Book 10716, page 596, in the Register's Office for Davidson County, Tennessee.
*Stormwater Detention Agreement of record in Book 10951, Page 704, in the Register's Office for Davidson County, Tennessee.

*Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee.
*All matter shown on the plan of Stone Creek Park Amenity Center in Book 9700, page 652, said Register's Office.
*Quitclaim Deed for open space to HOA of record in Instrument Number 20040719-0085622, in the Register's Office for Davidson County, Tennessee..
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: **804 Holt Grove Court, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 7th day of December, 2021.

Randolph Tjahjono

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 2021, before me personally appeared Randolph Tjahjono, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of December, 2021.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 12.7.21 *(date of document)*.

Rayna Ingram 12.9.21
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 9th day of December, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES:

