Karen Johnson Davidson County
Batch# 783678 **DEEDWARR**
01/04/2022 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220104-0001105

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $350,000.00.

AFFIA

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of December, 2021.

NOTARY PUBLIC

My commission expires: 8/18/23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STACEY PALMER

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Zakayo Daudi (NAME)	Castle & Cooke Mortgage (NAME)	033-08-0-098.00
129 Hardaway Drive (ADDRESS)	13151 S. Wadsworth PK Dr (ADDRESS)	
Goodlettsville, TN 37072	Ste 101 Draper, UT 84020	

Warranty Deed

For and in Consideration of the sum of $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 **Ronald E. Russell and wife, Sylvia F. Russell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Zakayo Daudi, a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 358 on the Plan of Gatewood, Section 2 of record in Plat Book 3700, Pages 144 & 145, 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 Ronald E. Russell and wife, Sylvia F. Russell by Warranty deed from Janet K. Bledsoe of record in Book 5616, page 253, Register's Office for Davidson County, Tennessee, dated June 20, 1980 and recorded on June 24, 1980.

Sylvia F. Russell and Sylvia Faye Russell being one in the same.

This property is __unimproved _X_improved property known as: 129 Hardaway Drive, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Return to:
Birthright Title and Escrow, LLC
312 21st Avenue South
Nashville, TN 37212
0-R06-21-129

Witness our hands this 30th day of December, 2021.

Ronald E. Russell

Sylvia Faye Russell by Ronald Eugene Russell
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E. Russell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Ronald E. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Sylvia Faye Russell and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20211122-0154989 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of December, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY