Karen Johnson Davidson County
Batch# 788592 DEEDWARR
01/12/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $514.30
20220112-0004185

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th **DAY OF JANUARY, 2022.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-03370

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christiana Folorunso-Ukoli 370 Wallace Road C5 Nashville, TN 37211	New Owner	147-03-0B-094.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **370 Wallace Rd. C5 37211, LLC, a Tennessee Limited Liability**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christiana Folorunso-Ukoli, Unmarried Woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit C-5, Southern Hills Condominium, a Condominium, Horizontal Property Regime, located on Wallace Road, Davidson County, Tennessee, as shown on the plat of Southern Hills Condominium recorded as Exhibit "A-2" to the Master Deed of record in Book 6594, Page 502, said Register's Office, and described in a Master Deed recorded in Book 6594, Page 502, as amended in Book 7044, Page 209, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Southern Hills Condominium contained in the Master Deed and By-Laws appended thereto recorded in Book 6594, Page 502, as amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to 370 Wallace Rd. C5 37211, LLC by Warranty Deed from TLC Homes LLC of record in Instrument No. 20181025-0105797 Register's Office for Davidson County, Tennessee, dated October 23, 2018 and recorded on October 25, 2018. (Value of consideration shown in aforementioned deed $97,000.00.) Being also known as 370 Wallace Road C5 C-5 Nashville, Tennessee 37211.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 370 Wallace Road C5, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 4th day of January, 2022

370 Wallace Rd. C5 37211, LLC

BY: _____
Kenneth Haynes, Member/Manager

_____
Kelly Haynes, Member/Manager

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth Haynes and Kelly Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Member/Managers of 370 Wallace Rd C5 37211, LLC, a limited liability company, and that he/she is authorized by 370 Wallace Rd C5 37211, LLC to execute this instrument on its behalf as such Member/Managers.

Witness my hand and seal at Montgomery County, Tennessee, this 4 of January, 2022.

_____
Notary Public

My commission expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TRUE COPY CERTIFICATION

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

I, Christie Jonston *(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 1/4/22 *(date of document)*.

Custodian's Signature 1/5/2022 date

STATE OF TENNESSEE
COUNTY OF Wilson

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

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____