WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Record & Return

Send Tax Statements To:
7th Bank
50 Franklin St
Clarksville, TN 37040

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Justine Oti-Obilor
189 Brian Circle
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 173-4-A-28 CO
Account Number: 20191202-0123907

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ANDREW JOYCE AND TAYLOR JADE JOYCE, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **JUSTINE OTI-OBILOR AND AUSTIN OBILOR, WIFE AND HUSBAND,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 28, on the plan of Oak Highlands, Phase One, according to plat and survey appearing of record in Plat Book 6900, pages 432, 434 and 435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Andrew Joyce, by Quitclaim deed from Kimberly D. Joyce, Administrator of The Estate of Harold Ray Joyce, dated November 27, 2019, appearing of record in Instrument No. 20191202-0123907, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 7350, page 24, Book 7367, page 587, Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089131; Amendment to By-Laws of record in Book 8765, page 90; Quitclaim Deed for Common area of record in Book 7473, page 697; Homeowner Association Charter of record in Book 7337, page 529, amended in Book 8765, page 100; Sanitary and/or Storm Drainage Easement of record in Instrument No. 20001002-0097139; and to any and all matters shown on said plat and survey of record in Plat Book 6900, pages 432, 434 and 435; all of said Register's Office.
>
> Taylor Jade Joyce joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JUSTINE OTI-OBILOR AND AUSTIN OBILOR, WIFE AND HUSBAND,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 798206 DEEDWARR
02/01/2022 12:46:43 PM 2 pgs
Fees: $13.00 Taxes: $1,587.30

20220201-0011621

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 23rd day of December, 2021.

Andrew Joyce

Taylor Jade Joyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Andrew Joyce and Taylor Jade Joyce, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 23rd day of December, 2021.

CHRISTY FIELDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 6-18-2024

NOTARY PUBLIC
My Commission Expires: 8.19.24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $429,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 23rd day of December, 2021.

NOTARY PUBLIC
My Commission Expires:

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY