Karen Johnson Davidson County
Batch# 809943 DEEDWARR
02/23/2022 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220223-0020615

WARRANTY DEED

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JAMIE C STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mafikiri Fata-Marc and Aimerance Nzigire Biraheka	SWBC Mortgage Corp	Map: 163110E01300
(NAME) 2950 Baby Ruth Lane, Unit 13	(NAME) 9311 San Pedro #100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARL EDWARD KING, JR. AND WANDA F. KING, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAFIKIRI FATA-MARC AND AIMERANCE NZIGIRE BIRAHEKA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, being Unit No. 13 on the Plat of Timber Trace Townhouses, Second Revision, of record in Instrument 20001122-0115447 as revised in Instrument 20010104-0001310 and in Instrument 20020514-0059199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carl Edward King, Jr. and wife, Wanda F. King, by deed from Dennis Nunez, of record in Instrument No. 20170608-0057375, dated June 7, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20020514-0059199, said Register's Office.

Landscape Contract of record in Instrument 20001130-0117579, Register's Office for said County.

Deed of Conveyance of record in Book 9190, Page 480 and 484, Register's Office for said County,.

Easement of record in Book 3843, Page 727, Register's Office for said County.

Electrical Permit of record in Book 4572, Page 995 and Book 4591, Page 552, Register's Office for said County.

Ingress and Egress Easement of record in Book 3765, Page 103, Register's Office for said County.

Sanitary Sewer Easement of record in Book 8526, Page 362, Regsiter's Office for said County.

Charter for Homeowner's Association of record in Instrument 20010329-0030061, said Register's Office.

Deed of common areas to Homeowners Association of record in Instrument 20010329-0030063, Register's Office for said County.

All matters of record in Instrument 20001122-0115447 and 20010104-0001310, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20001122-0115563 amended in Instrument 20010314-0024381; 20010329-0030062 and 20020517-0060761, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2950 Baby Ruth Lane, Unit 13, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 1st day of February, 2022.

Carl Edward King, Jr.

Wanda F. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Edward King, Jr. and Wanda F. King, 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, 1st day of February, 2022.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, 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 February 1, 2022.

(AFFIANT) – Aubrey Seavers

02/01/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1st day of February, 2022.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY