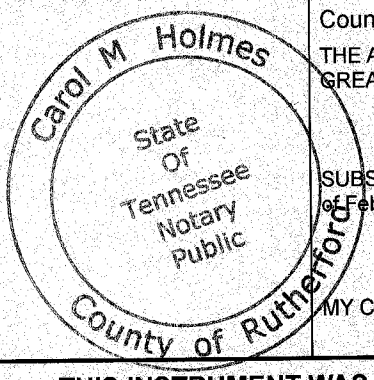
Karen Johnson Davidson County
Batch# 811233 DEEDWARR
02/24/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,489.62
20220224-0021424

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: February 19, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
McDonald Long & Johnston Escrow, LLC, 1616 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Oluwole Osilama Ogunyemi Faith Akomu Ogunyemi	CMG Mortgage, Inc. dba CMG Financial	136-11-0-008.00
(NAME)	(NAME)	
101 Lakeside Ct.	3160 Crow Canyon Road Suite #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paul Anthony Pigue, Trustee of The Thomas G. Luken, Sr. and Marie Therese Luken IrrevocableTrust, dated October 1, 2019,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Oluwole Osilama Ogunyemi and and Faith Akomu Ogunyemi, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One Revised, Priest Lake Park of record in Book 3842, Page 243, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Luken and wife, Sarah W. Luken by Warranty Deed from John M. Kington, single, dated 06/20/1973, recorded on 06/25/1973, of record in Book 4721, Page 804, Register's Office for Davidson County, Tennessee. The said Thomas G. Luken and Sarah W. Luken having since divorced on 04/09/1974. Being further conveyed to Thomas G. Luken and wife, Theresa P. Luken by Quitclaim Deed, dated 07/11/1975, recorded on 07/11/1975, of record in Book 4931, Page 342, Register's Office for Davidson County, Tennessee. Being further conveyed to Theresa P. Luken by Quitclaim Deed from Thomas G. Luken, dated 11/27/2018, recorded on 11/29/2018, of record in Instrument No. 20181129-0116565, Register's Office for Davidson County, Tennessee, further corrected by Scrivener's Affidavit of Correction, dated 06/12/2019, recorded on 06/18/2019, of record in Instrument No. 20190618-0058583, Register's Office for Davidson County, Tennessee. Being further conveyed to Paul Anthony Pigue, Trustee of the Irrevocable Trust of Thomas G. Luken and Marie Therese Luken, dated October 1, 2019, by Quitclaim Deed from Theresa P. Luken, dated 10/29/2019, recorded on 11/01/2019, of record in Instrument No. 20191101-0112354, Register's Office for Davidson County, Tennessee. Being further conveyed to Paul Anthony Pigue, Trustee of The Thomas G. Luken, Sr. and Marie Therese Luken Irrevocable Trust, dated January 24, 2022, by Quitclaim Deed from Sarah W. Plemons (formerly known as Sarah W. Luken), recorded in Instrument #20220128-0010517, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 101 Lakeside Ct., Nashville, TN 37217
(House Number) (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 my/our hands this 14th day of February, 2022.

THE THOMAS G. LUKEN, SR. AND MARIE THERESE LUKEN IRREVOCABLETRUST, DATED OCTOBER 1, 2019

Paul Anthony Pigue, Trustee

By: Paul Anthony Pigue, Trustee

State of Tennessee
County of Williamson

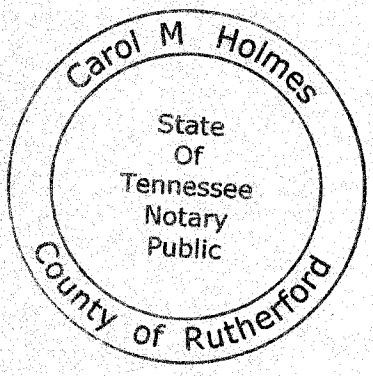
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Paul Anthony Pigue, whose name as Trustee of The Thomas G. Luken, Sr. and Marie Therese Luken Irrevocable Trust, dated October 1, 2019, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he as such Trustee and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

WITNESS my hand and seal this 14th day of February, 2022.

Carol M Holmes

Notary Public Carol Holmes
My Commission Expires: February 19, 2024

File No.: 2110090



Tennessee Certification of Electronic Document

I, Carol M Holmes 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 2/14/22 (date of document).

Carol M Holmes
Affiant Signature

Date

State of Alabama

County of Marshall

Sworn to and subscribed before me this 14 day of February, 2022

Notary's Signature

MY COMMISSION EXPIRES: 10/21/25

NOTARY'S SEAL

