Karen Johnson Davidson County
Batch# 818744 DEEDQC
03/09/2022 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220309-0027277

WHEN RECOREDED MAIL TO:
TIMIOS
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

WARRANTY DEED

F-2407594

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NWANDO O OKAFOR AND IKENNA OKAFOR	NWANDO O OKAFOR AND IKENNA OKAFOR	102-04-0A-104-00
404 MERCOMATIC DR UNIT 104 NASHVILLE, TN 37209	404 MERCOMATIC DR UNIT 104 NASHVILLE, TN 37209	

For good consideration, I (We) **IKON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** whose mailing address is 404 MERCOMATIC DR UNIT 104, NASHVILLE, TN 37209, hereby bargain, deed and convey to **IKENNA OKAFOR AND NWANDO O OKAFOR, HUSBAND AND WIFE,** whose mailing address is 404 MERCOMATIC DR UNIT 104, NASHVILLE, TN 37209, the following described land in DAVIDSON County, to wit:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 104, HILLWOOD PLACE TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20040130-0011736, IN REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO IKON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM NWANDO O. OKAFOR (AKA NWANDO OKAFOR) AND IKENNA OKAFOR RECORDED 01/22/2019 IN INSTRUMENT NO.20190122-0006028 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 102-04-0A-104-00

Property Address: 404 MERCOMATIC DR UNIT 104, NASHVILLE, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, the said Grantor has signed these presents on February 24, 2022

IKON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: IKENNA OKAFOR AND NWANDO OKAFOR

Its: Members **[Signers Title]**

STATE OF Texas)
COUNTY OF Nueces)

The foregoing instrument was acknowledged before me this 24 day of February, 2022, by Nwando D Okafor, Ikenna Okafor, who is personally known to me (or satisfactorily proven) to be the members of Ikon Properties, LLC. the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Notary Public

JENNIFER M. GARCIA
Notary ID #: 13184692-1
My Commission Expires
01/08/2023

My Commission Expires: 01/08/2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

_____
Signature of Affiant

STATE OF Texas
COUNTY OF Nueces

Sworn to before me this 24 day of February, 2022.

_____
Notary Public
My Commission Expires: 01/08/2023

JENNIFER M. GARCIA
Notary ID #: 13184592-1
My Commission Expires
01/08/2023

NAME AND ADDRESS FOR PERSON(S) RESPONSIBLE FOR TAXES:
NWANDO O OKAFOR AND IKENNA OKAFOR
404 MERCOMATIC DR UNIT 104
NASHVILLE, TN 37209

NAME AND ADDRESS OF PROPERTY OWNER:
NWANDO O OKAFOR AND IKENNA OKAFOR
404 MERCOMATIC DR UNIT 104
NASHVILLE, TN 37209

Tennessee Certification of Electronic Document

I, Emily Snyder, 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 **02/24/2022** (date of document).

Affiant Signature

02/17/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 17TH day of FEBRUARY, 2022.

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Bradlee W Tebbs, Notary Public
Allegheny County
My Commission Expires 7/29/2025
Commission # 1165250

Notary's Signature

MY COMMISSION EXPIRES: 07/29/2025

NOTARY'S SEAL