Karen Johnson Davidson County
Batch# 832969 DEEDWARR
04/01/2022 09:22:00 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20220401-0037797

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of MARCH, 2022.

Notary Public

COMMISSION EXPIRES: 11/22/25

RAYNA INGRAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ugochukwu N. Okafor	New Owner	059-11-0-151
(NAME)	(NAME)	
640 Rowan Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, being a one-half (1/2) tenant-in-common interest,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ugochukwu N. Okafor, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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, more particularly described as follows: Being Lots No. 475 of Haynes Manor Section 4, as of record in Book 4175, Page 90, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in- common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust., by Executors Deed from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased, dated 05/12/2020 and recorded 05/28/2020 in Instrument Number 202005280054835 in the official records of Davidson County Register's Office.

For purposes of identifying the aforesaid Trusts and enumerating the powers of the Trustee thereunder, Certifications of said Trusts are attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 640 Rowan Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37207 (Postal Zip)

File No.: 5151-21
Warranty Deed Individual eRec LES rev. 09-2018

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; 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, successors 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 31st day of March, 2022

Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust

By: Lisa H. Taylor, Trustee
Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust

By: Lisa H. Taylor, Trustee
Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in her capacity as Trustee for the purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2022

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Commission Expires: _____